



# **Conceptual Stage Relocation Study and Assessment of Right-of-Way Acquisition Costs**

Gravina Access Project  
Ketchikan, Alaska

Prepared by  
HDR Alaska, Inc.  
July 2003

## **Introduction**

The Alaska Department of Transportation and Public Facilities (DOT&PF), in cooperation with the Federal Highway Administration, is pursuing alternatives for improving access between Revillagigedo (Revilla) Island and Gravina Island in the Ketchikan Gateway Borough in Southeast Alaska. The project involves examining ways to link Revilla Island to Gravina Island, the location of the Ketchikan International Airport and adjoining lands that offer recreational and development potential.

Currently, nine build alternatives are being considered for the Gravina Access Project: Alternatives C3(a), C3(b), C4, D1, F1, F3, G2, G3, and G4. These nine alternatives include two 200-foot high bridge crossings [Alternatives C3(a) and C4] and two 120-foot high bridge crossings [Alternatives C3(b), and D1] near the airport, a dual-bridge crossing with a 200-foot high bridge from Revilla Island to Pennock Island and a 120-foot high bridge from Pennock Island to Gravina Island (Alternative F1), a dual bridge crossing with a 60-foot high bridge from Revilla Island to Pennock Island and a 200-foot high bridge from Pennock Island to Gravina Island (Alternative F3), and three ferry alternatives (Alternatives G2, G3, and G4). The DOT&PF is also considering a No Action Alternative for this project.

The purpose of this report is to identify those properties that would be acquired for construction of the build alternatives and require relocation of residences or business, and to determine the right-of-way acquisition costs associated with each alternative. This report provides:

- Maps showing each alternative and its location relative to state, borough, airport, and private (including residential and commercial) properties.
- The assumed cost of acquisition of the right-of-way for each alignment grouped by state, borough, airport, and private (residential and commercial) land.
- An estimate of the number of households to be displaced. Since there are so few displacements, information on race, ethnicity, and income levels have not been included to protect the privacy of those affected.
- Information on available (decent, safe, and sanitary) housing in the area. This information is appended to this document.



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- A discussion of businesses that may be displaced with each alternative and the number of employees affected. Appended to this document is information on commercial space available in the area to which the affected businesses may relocate.
- A statement that (1) the acquisition and relocation program will be conducted in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and (2) relocation resources are available to all residential and business relocates without discrimination.

In addition to the bulleted items above, the FHWA Technical Advisory T 6640.8A, *Guidance For Preparing And Processing Environmental And Section 4(F) Documents* (<http://wwwcf.fhwa.dot.gov/environment/nepa/ta6640.htm#BACK>) states that the following should also be considered when outlining relocation impacts:

“A discussion of any affected neighborhoods, public facilities, non-profit organizations, and families having special composition (e.g., ethnic, minority, elderly, handicapped, or other factors) which may require special relocation considerations and the measures proposed to resolve these relocation concerns”. Since there are no groups that would require any special relocation considerations, this has not been addressed in this report.

“A discussion of the measures to be taken where the existing housing inventory is insufficient, does not meet relocation standards, or is not within the financial capability of the displaces. A commitment to last resort housing should be included when sufficient comparable replacement housing may not be available.” Because there is sufficient decent, safe, and sanitary housing available in Ketchikan, this does not apply and is therefore not addressed in this report.

“A discussion of the results of contacts, if any, with local governments, organizations, groups, and individuals regarding residential and business relocation impacts, including any measures or coordination needed to reduce general and/or specific impacts. These contacts are encouraged for projects with large numbers of relocates or complex relocation requirements. Specific financial and incentive programs or opportunities (beyond those provided by the Uniform Relocation Act) to residential and business relocates to minimize impacts may be identified, if available through other agencies or organizations.” Because this project would require a very limited number of relocations with all of the build alternatives, these contacts have not been made.

## **Right-of-Way Acquisition Requirements**

The detailed right-of-way acquisition and relocation impacts for all nine of the build alternatives are outlined below. Land owned by the State of Alaska, the Ketchikan Gateway Borough, or within the airport reserve was considered to have zero acquisition costs, with the exception of affected leaseholds or land owned by the Alaska Mental Health Trust Authority. The acquisition value is based on the tax assessor’s database, the percentage of the parcel acquired, and whether any buildings on the parcel were affected. If the acquisition left too small a portion of the parcel (more than 50 percent acquisition or small remainder in terms of square footage) the complete parcel was taken.

For each alternative, a brief description of the affected properties is given as well as information on the area to be acquired (square feet) and acquisition value (value of the acquired portions of each property) for each ownership type (i.e., private, local government, borough, state, airport, and existing right-of-way). The acquisition value is based on the actual value of the property from the tax assessor’s database.



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### **Alternative C3(a)**

Along the hillside parallel to Tongass Avenue, the construction right-of-way would require acquisition of residential property along Baker Street North and Bucey Avenue North, but no relocation of residences would be needed. At the location of the alignment's crossing of Tongass Avenue however, one residence would likely have to be relocated. According to 2000 US census data, the average household size in the KGB is 2.56 people; therefore, roughly 3 people would be displaced with Alternative C3(a). The proposed alignment of Alternative C3(a) would not require the relocation of any other residences. 2000 US census data indicate that 13% of all housing units in the KGB were vacant. There is plenty of comparable decent, safe, and sanitary housing available in the area, and a list of residential properties available in Ketchikan is appended to this document.

Alternative C3(a) would require acquisition of right-of-way from property containing a bank and a car dealership at the intersection of Tongass Avenue and Signal Road, but would not require acquisition of the structures or relocation of the businesses. Some of the parking area for the bank and the car dealership would be reduced as a result of this alternative, and access to the Karlson Motors auto dealership may be affected.

<b>ALTERNATIVE C3(a)</b>		
<b>PROPERTY TYPE</b>	<b>SQUARE FEET ACQUIRED</b>	<b>ACQUISITION VALUE</b>
Airport	774,620	\$ 0
State	702,490	\$ 0
Existing ROW	35,105	\$ 0
Private	500,775	\$ 553,936

### **Alternative C3(b)**

The alignment of Alternative C3(b) would follow the same general alignment as Alternative C3(a), except where it crosses Tongass Avenue. The different configuration of the Alternative C3(b) alignment in its approach to the bridge crossing would require more right-of-way within the residential area of Baker Street North and Bucey Avenue North along the hillside parallel to Tongass Avenue. The construction right-of-way would encroach upon residential property and would require the relocation of two residences on the hillside. According to 2000 US census data, the average household size in the KGB is 2.56 people; therefore, roughly 5 people would be displaced with Alternative C3(b). The proposed alignment of Alternative C3(b) would not require the relocation of any other residences. 2000 US census data indicate that 13% of all housing units in the KGB were vacant. There is plenty of comparable decent, safe, and sanitary housing available in the area, and a list of residential properties available in Ketchikan is appended to this document.

Like Alternative C3(a), Alternative C3(b) would require acquisition of right-of-way from property containing a bank and the Karlson Motors auto dealership at the intersection of Tongass Avenue and Signal Road, but would not require relocation of the businesses. Some of the parking area for the bank and the car dealership would be eliminated as a result of this alternative, and access to the car dealership may be affected.



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<b>ALTERNATIVE C3(B)</b>		
<b>PROPERTY TYPE</b>	<b>SQUARE FEET ACQUIRED</b>	<b>ACQUISITION VALUE</b>
Airport	749,821	\$ 0
State	702,490	\$ 0
Existing ROW	30,243	0
Private	494,959	\$ 802,752

#### **Alternative C4**

Alternative C4 would intersect Tongass Avenue north of Cambria Drive and south of the Carlanna Construction Quarry. The intersection of C4 and Tongass Avenue would be directly north of a residential property on Tongass Avenue, but no residential relocations would be required.

The right-of-way would traverse the hillside parallel to Tongass Avenue for approximately 0.5 miles, crossing through the approximate center of the Ketchikan Ready Mix Quarry property and through the Dawson Construction Company property. This location of the alignment would disrupt the Ketchikan Ready Mix quarry operations and may require the acquisition of portions of the Dawson Construction company facilities including two trailers, which currently serve as an office for approximately 5 full-time employees. There are also two buildings (a construction office and three-bay large equipment garage) under construction that may have to be relocated with the selection of Alternative C4. There is plenty of comparable commercial property available in the area; a list of commercial property available in Ketchikan is appended to this document. The proposed alignment of Alternative C4 would not require relocation of any other businesses.

For this alternative, an alternative data source was used to obtain the improved value of the Dawson Construction property. In a telephone interview with Jack Dawson on April 22, 2003, Mr. Dawson summarized the values of the improvements to his property since January 1, 2003. These improvements were added to the tax assessor's value to obtain the estimated acquisition value of the Dawson Construction Company property.

<b>ALTERNATIVE C4</b>		
<b>PROPERTY TYPE</b>	<b>SQUARE FEET ACQUIRED</b>	<b>ACQUISITION VALUE</b>
Airport	88,684	\$ 0
State	667,103	\$ 0
Existing ROW	11,353	\$ 0
Private	667,396	\$ 1,495,428

#### **Alternative D1**

Alternative D1 would intersect Tongass Avenue at Cambria Drive, south of the Carlanna Construction Quarry. Acquisition of a small amount of land on the south side of Cambria Drive may be required, but no residential relocations would be necessary.





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The right-of-way would traverse the hillside parallel to Tongass Avenue, north of the Cambria neighborhood, for approximately 0.3 miles, crossing through the Dawson Construction Company property and west of the Carlanna Construction quarry operations. This location of the alignment would disrupt operations of the construction company and may require relocation of portions of the Dawson Construction Company facilities including two trailers presently located on the Dawson Construction Company property, which currently serve as an office for approximately 5 full-time employees. There is plenty of comparable commercial property available in the area; a list of commercial property available in Ketchikan is appended to this document. The proposed alignment of Alternative D1 would not require the relocation of any other businesses.

ALTERNATIVE D1		
PROPERTY TYPE	SQUARE FEET ACQUIRED	ACQUISITION VALUE
Airport	747,762	\$ 0
State	550,148	\$ 0
Existing ROW	32,557	\$ 0
Private	426,297	\$ 227,731

### Alternative F1

Alternative F1 would connect with Tongass Avenue south of Tatsuda's grocery store in the vicinity of the existing rock quarry. The road would gain elevation, heading up the hill in a southeasterly direction, staying east of the tank farm, the cemetery, and the U.S. Coast Guard Base. The road would turn to the west, skirting the south end of the U.S. Coast Guard Base property, north of the Forest Park Subdivision, and cross the east channel of Tongass Narrows to Pennock Island. The proposed alignment of Alternative F1 would not require the relocation of any residences or businesses, but would require the acquisition of some commercial property on Revilla Island and some vacant, private residential property on Gravina Island. The acquisition value of the state land is due to the Alaska Mental Health Trust Authority Land, which may need to be acquired. The Federal land acquired for this alternative is land at the U.S. Coast Guard Base.

ALTERNATIVE F1		
PROPERTY TYPE	SQUARE FEET ACQUIRED	ACQUISITION VALUE
Airport	812,116	\$ 0
Local	496,835	\$ 60,620
Federal	68,300	\$ 166,456
State	1,993,253	\$ 17,580
Private	403,675	\$ 553,107



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### **Alternative F3**

Alternative F3 would intersect Tongass Avenue south of the U.S. Coast Guard Base in an area that is presently undeveloped. The proposed alignment would traverse undeveloped areas on Pennock Island and on Gravina Island before entering the airport property. The proposed alignment of Alternative F3 would not require the relocation of any residences or businesses, but would require the acquisition of vacant, private residential property on Gravina Island. The acquisition value of the state land is due to the Alaska Mental Health Trust Authority Land that may need to be acquired.

<b>ALTERNATIVE F3</b>		
<b>PROPERTY TYPE</b>	<b>SQUARE FEET ACQUIRED</b>	<b>ACQUISITION VALUE</b>
Airport	810,129	\$ 0
State	1,841,992	\$ 18,065
Borough	71,099	\$ 0
Private	457,736	\$ 29,261
ROW	1,277	\$ 0

### **Alternative G2**

The proposed alignment of Alternative G2 would not require the relocation of any residences, but it would involve the construction of a ferry terminal and parking facilities on Peninsula Point at the existing location of a Pro Mech aircraft hangar. The hangar and the associated aircraft operations would have to be relocated. Currently there are roughly 13 employees that work at Peninsula Point that would be affected by this relocation. Access to the ferry terminal from Tongass Highway would require acquisition of right-of-way from commercial property adjacent to the highway. There is plenty of comparable commercial property available in the area; a list of commercial property available in Ketchikan is appended to this document. The proposed alignment of Alternative G2 would not require the relocation of any other businesses. Note: state land controls the lease to Peninsula Point, LLC; for this reason, it was assumed that there would be a cost for acquisition of the state land for this alternative.

<b>ALTERNATIVE G2</b>		
<b>PROPERTY TYPE</b>	<b>SQUARE FEET ACQUIRED</b>	<b>ACQUISITION VALUE</b>
Airport	1,252,707	\$ 0
State	661,137	\$ 958,800

### **Alternative G3**

The proposed alignment of Alternative G2 would not require the relocation of any residences, but would involve construction of a ferry terminal and parking facilities at the current location of three commercial buildings—a gas station (~7-8 employees), a Burger King (~20 employees), and a 9,000 square foot building owned by the Hames Corporation, which currently has four small businesses as tenants (Gateway City Realty [~5 employees], Basic Transportation Co. [moving to a new location September 2003], Matty's World of Toys/Silver Basin [~4



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employees], and Alaska Indoor Sports [~5 employees]) that would be displaced. These six businesses would have to be relocated with the selection of Alternative G3. There is plenty of comparable commercial space available in the area; a list of commercial space available in Ketchikan is appended to this document. The proposed alignment of Alternative G3 would not require acquisition of any other businesses. Since the new gas station was built after January 1, 2003, the value of an existing gas station in the area was assigned to the new gas station for cost estimating purposes.

ALTERNATIVE G3		
PROPERTY TYPE	SQUARE FEET ACQUIRED	ACQUISITION VALUE
Airport	128,431	\$ 0
State	612,031	\$ 0
Private	359,164	\$ 3,905,953

### Alternative G4

The proposed alignment of Alternative G2 would not require the relocation of any residences. The alternative would involve construction of a ferry terminal and parking facilities adjacent to the existing airport ferry terminals on both Revilla and Gravina islands. The waterfront on Revilla Island in the vicinity of the proposed new ferry terminal would be used for commercial and industrial activities; however, the proposed alignment of Alternative G4 would not require the relocation of any businesses.

ALTERNATIVE G4		
PROPERTY TYPE	SQUARE FEET ACQUIRED	ACQUISITION VALUE
Airport	948,818	\$ 0
State	595,572	\$ 0
Existing ROW	1,919	\$ 0
Private	45,566	\$ 397,867



## Right-of-way Acquisition Costs

The following table provides the total amount of property to be acquired for each alternative and the acquisition value based on the tax assessor's database. The market value of acquired property was calculated by multiplying the unmodified acquisition value (i.e., tax assessor's database) by 1.066, which is the ratio of the tax assessor's values compared to actual market values listed in the Alaska Taxable 2002 publication. These acquisitions result from the need to acquire properties, or portions of properties, which are directly impacted by the alternatives.

### SUMMARY OF RIGHT-OF-WAY ACQUISITION COSTS

ALTERNATIVE	AMOUNT OF PROPERTY TO BE ACQUIRED (SQUARE FEET)	UNMODIFIED ACQUISITION VALUE  FROM TAX ASSESSOR'S DATABASE (\$)	MARKET VALUE  1.066 X ACQUISITION VALUE <sup>1</sup> (\$)
No Action	0	0	0
C3a	2,012,990	553,936	587,172
C3b	1,977,512	802,752	850,917
C4	1,434,536	1,495,428	1,585,154
D1	1,756,764	227,731	241,395
F1	3,694,329	533,048	565,031
F3	3,182,232	47,326	50,166
G2	1,913,844	958,800	1,016,328
G3	1,099,626	3,905,953	4,140,310
G4	1,591,875	397,867	421,739

<sup>1</sup> Alaska Taxable 2002: Municipal Taxation Rates and Policies, Full Value Determination, Population and G.O. Bonded Debt. State of Alaska, Department of Community and Economic Development. Volume XLII, January 2003.



## Relocation Requirements

The potential residential and business relocations that would result from the Gravina Access Project alternatives are presented in the table below. These relocations result from the need to acquire property that currently have existing residences or businesses.

### SUMMARY OF RELOCATION REQUIREMENTS

ALTERNATIVE	RESIDENTIAL RELOCATIONS	BUSINESS RELOCATIONS
No Action	0	0
C3(a)	1	0
C3(b)	2	0
C4	0	1
D1	0	1
F1	0	0
F3	0	0
G2	0	1
G3	0	6
G4	0	0

## Relocation Assistance

As a means of providing uniform and equitable treatment for those persons displaced, the government passed the "Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970," and the "Uniform Relocation Act Amendments of 1987." This legislation provides for uniform and equitable treatment of persons displaced from their homes, businesses, or farms by federal and federally assisted programs and establishes uniform and equitable land acquisition policies for federal and federally assisted programs. Whenever acquiring real property for a program or project by a federal agency results in displacing anyone, the agency is required to reimburse displaced persons and provide relocation planning, assistance coordination, and advisory services<sup>1</sup>.

The DOT&PF Right-of-way Section has agents knowledgeable in all aspects of relocation who can handle all types of problems associated with the relocation of residents and their property. All property owners, without discrimination, would be compensated for their loss of property at fair market value and all displaced persons would be moved at no expense to them. Relocations will be conducted in accordance with the "Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970" as amended, and relocation assistance would be made available to all businesses and residential property owners affected by the Gravina Access Project without discrimination.

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<sup>1</sup> United States Bureau of Reclamation. 2003. Laws and Higher-Level Regulations Web Site. <http://www.usbr.gov/laws>.



## LEGEND

- Alignments
- Multiple Alignments
- Road for All Build Alternatives
- Figure Extents
- Property Lines

## NOTES:

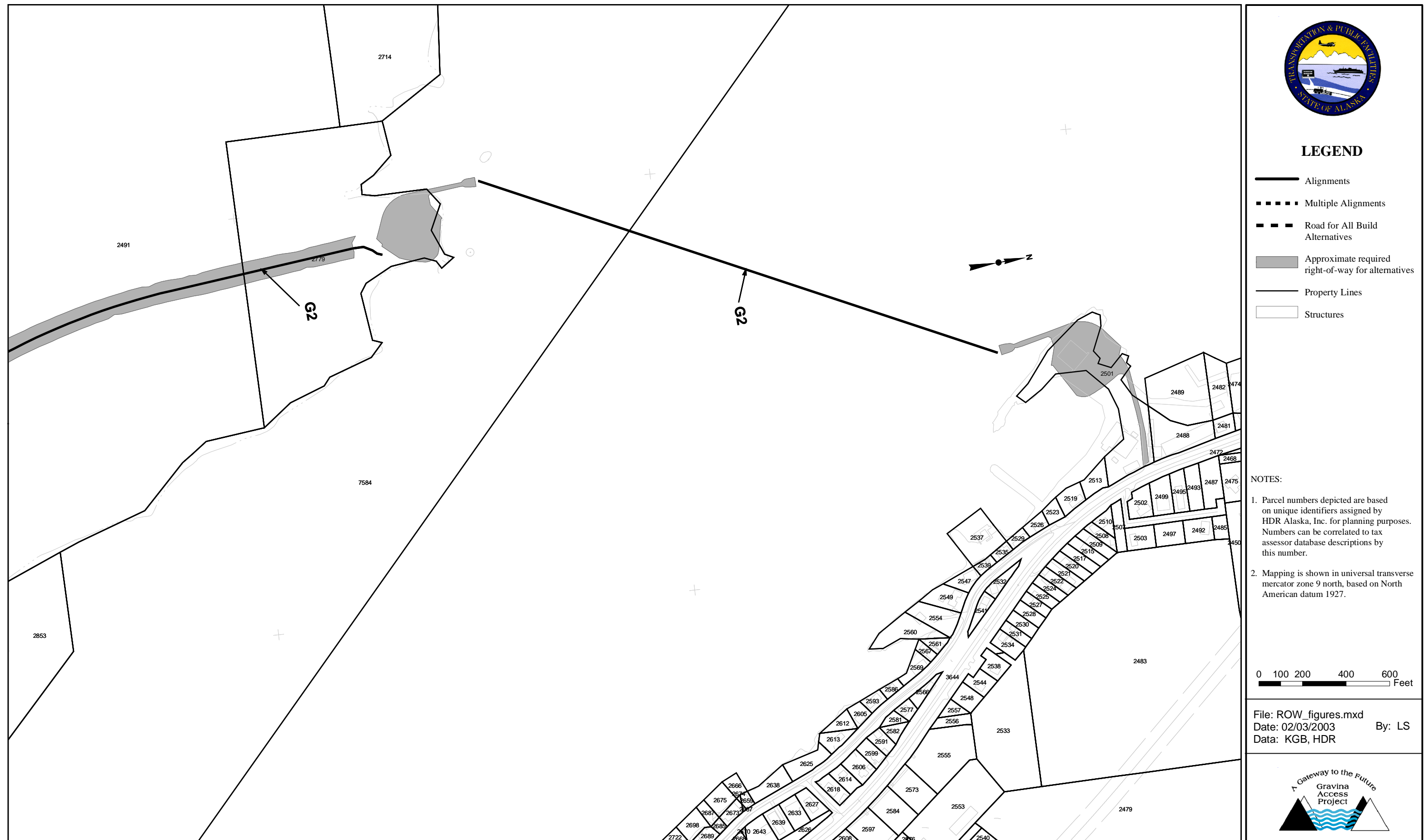
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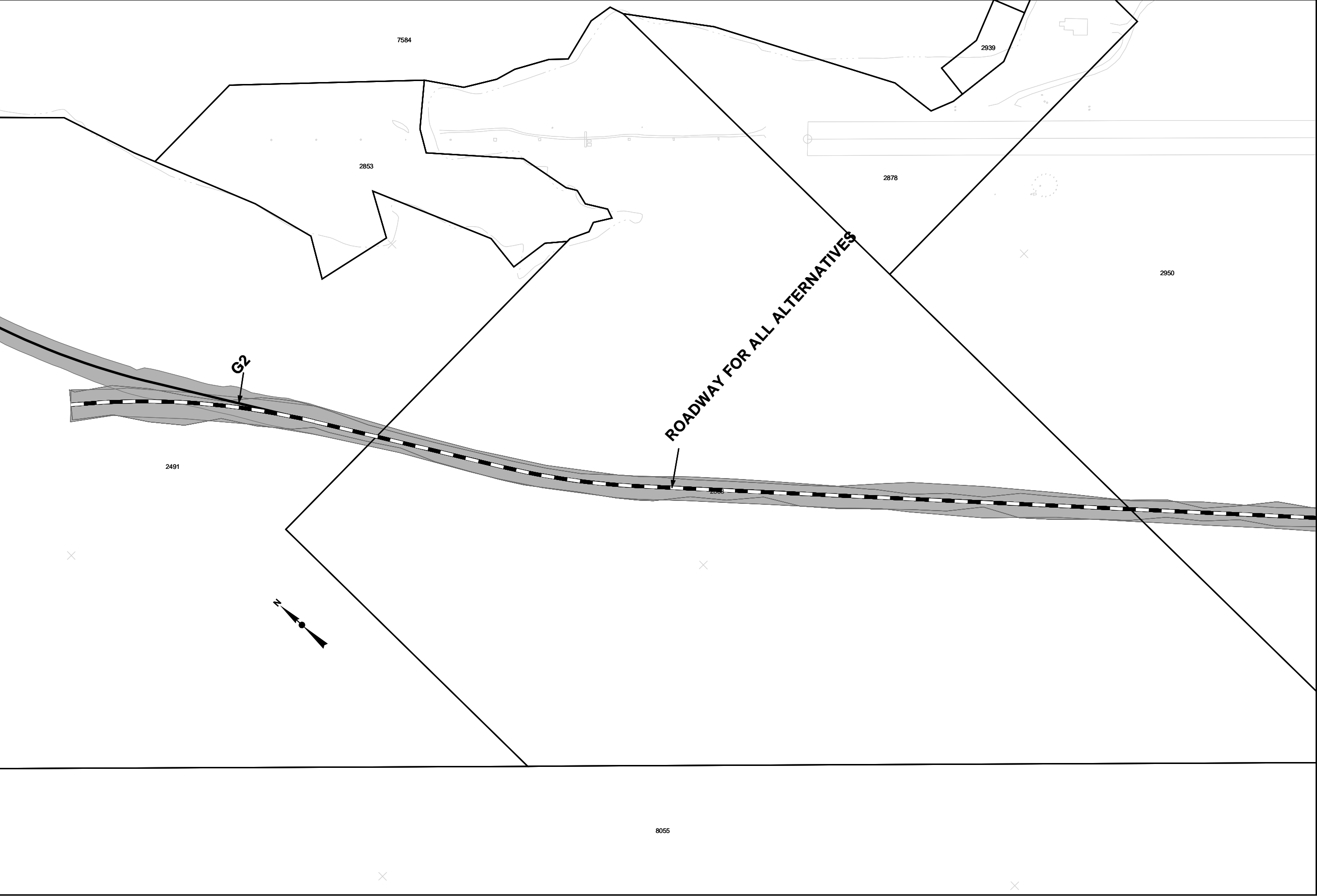
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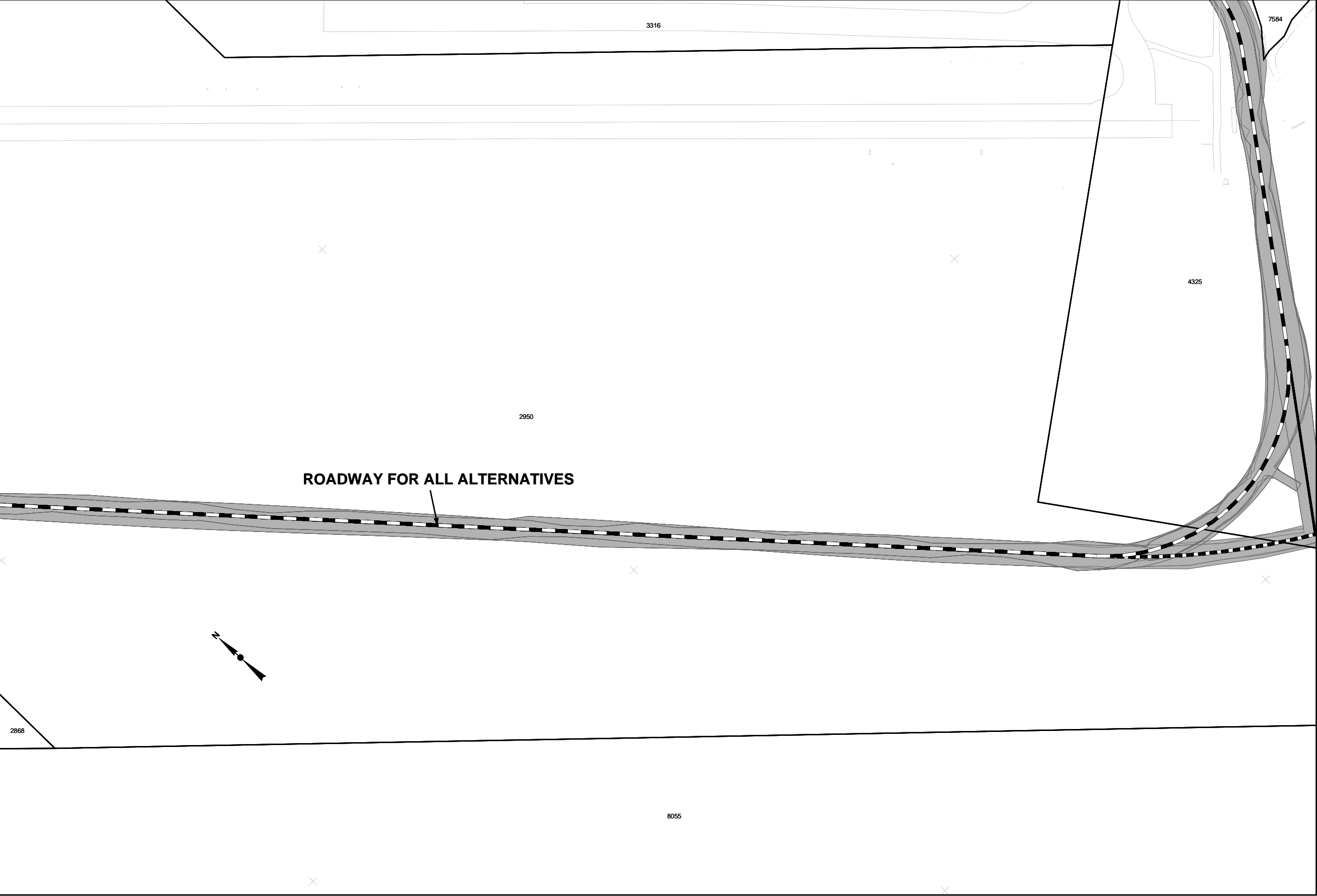
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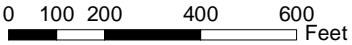




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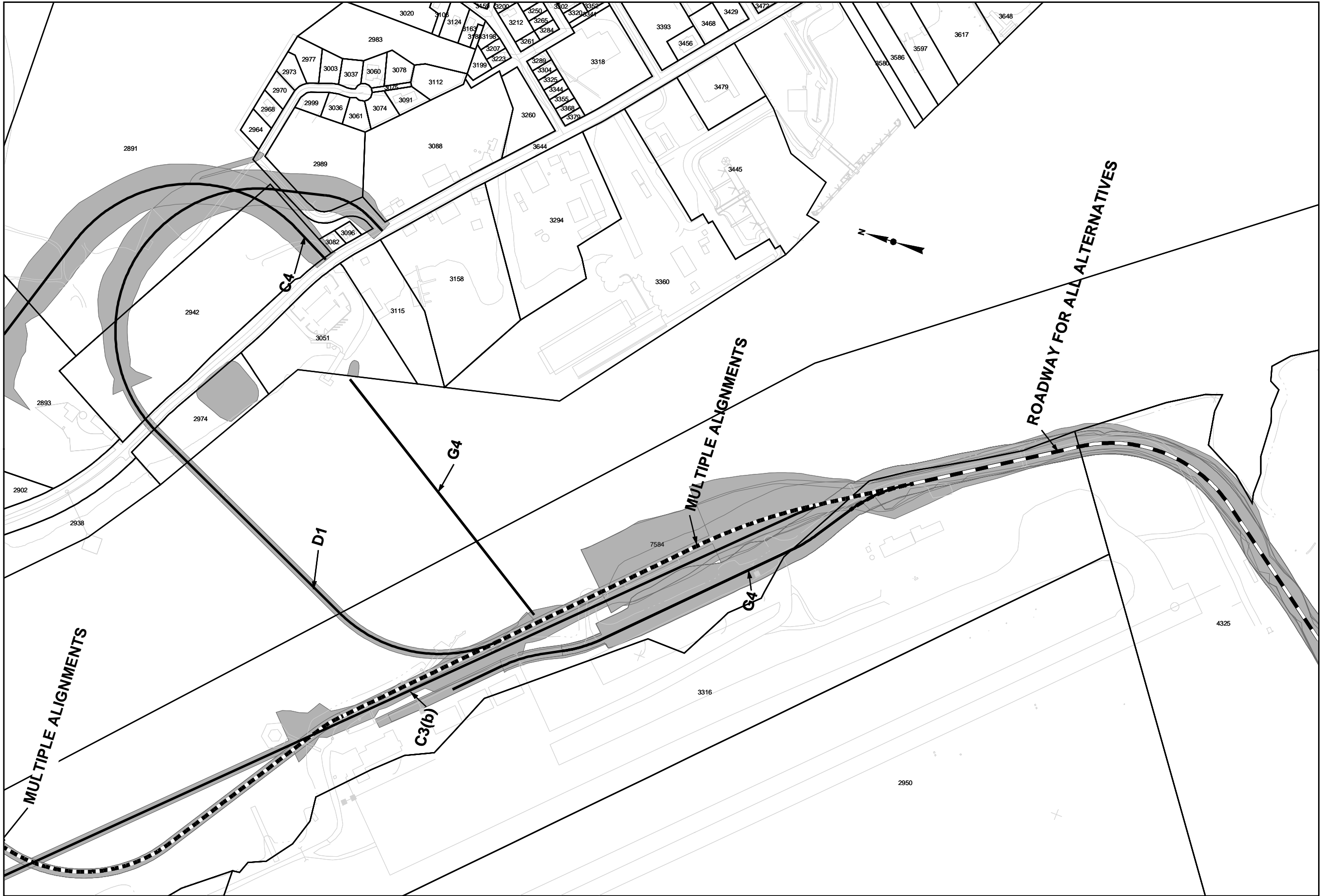
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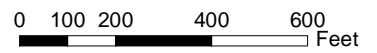




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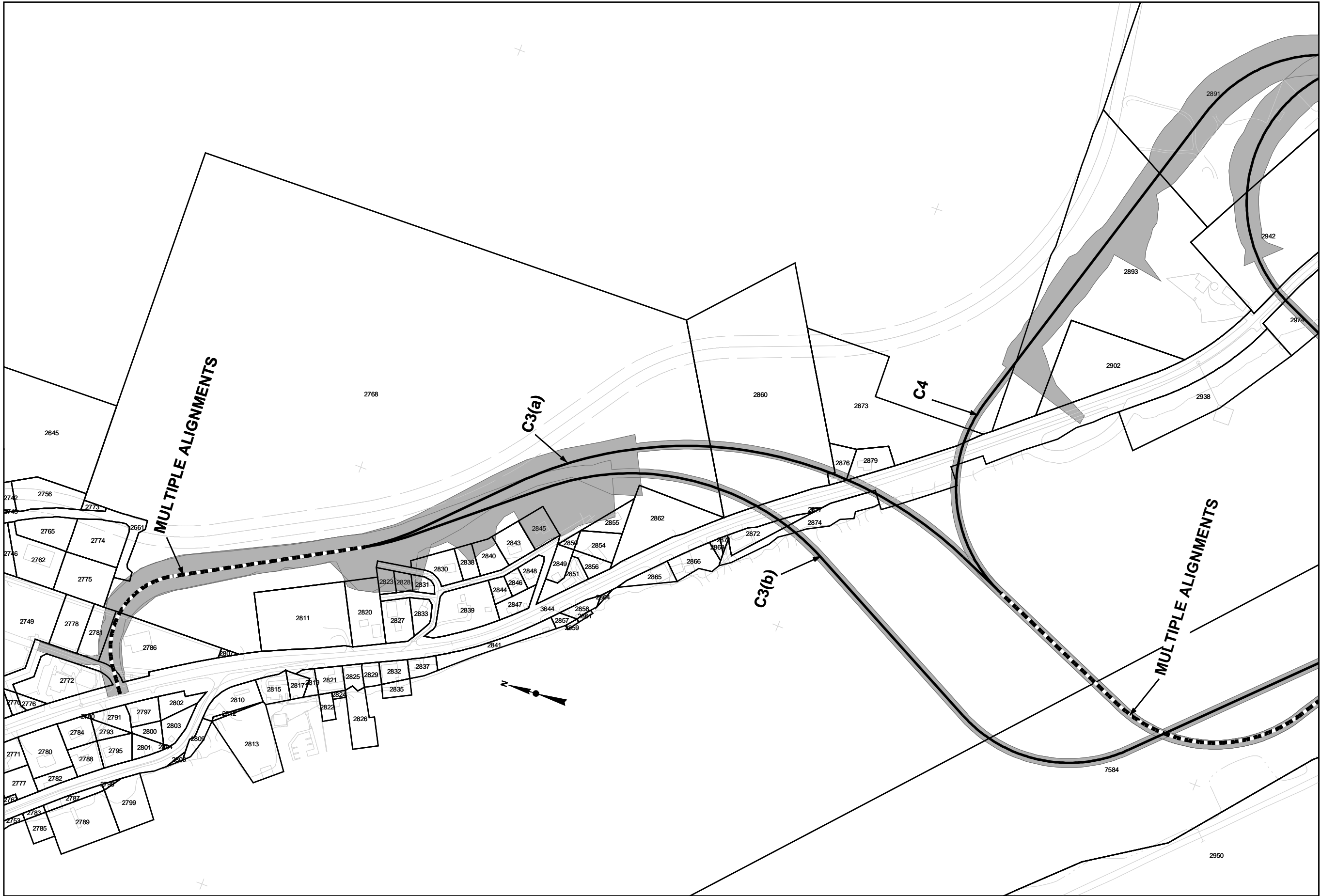
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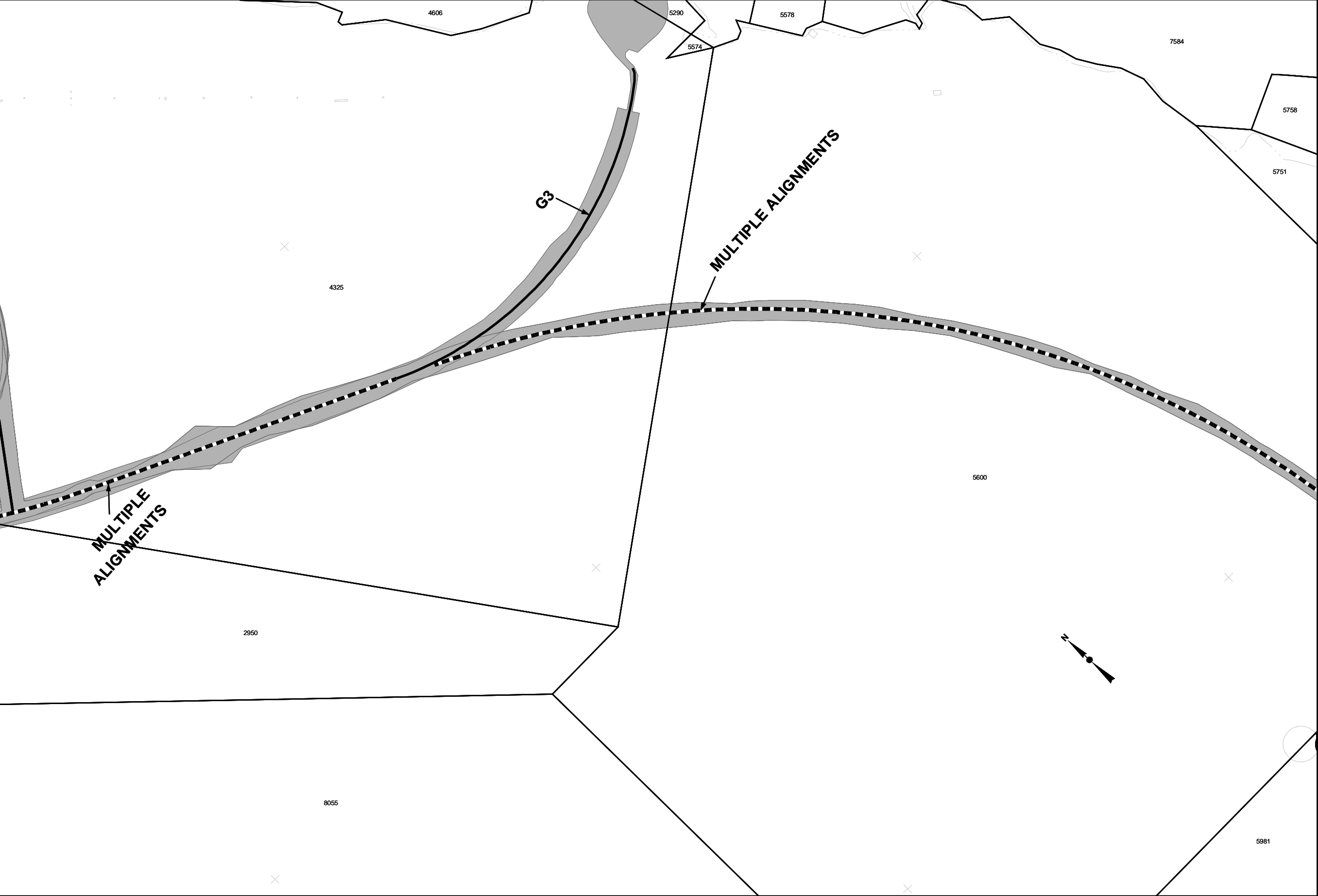
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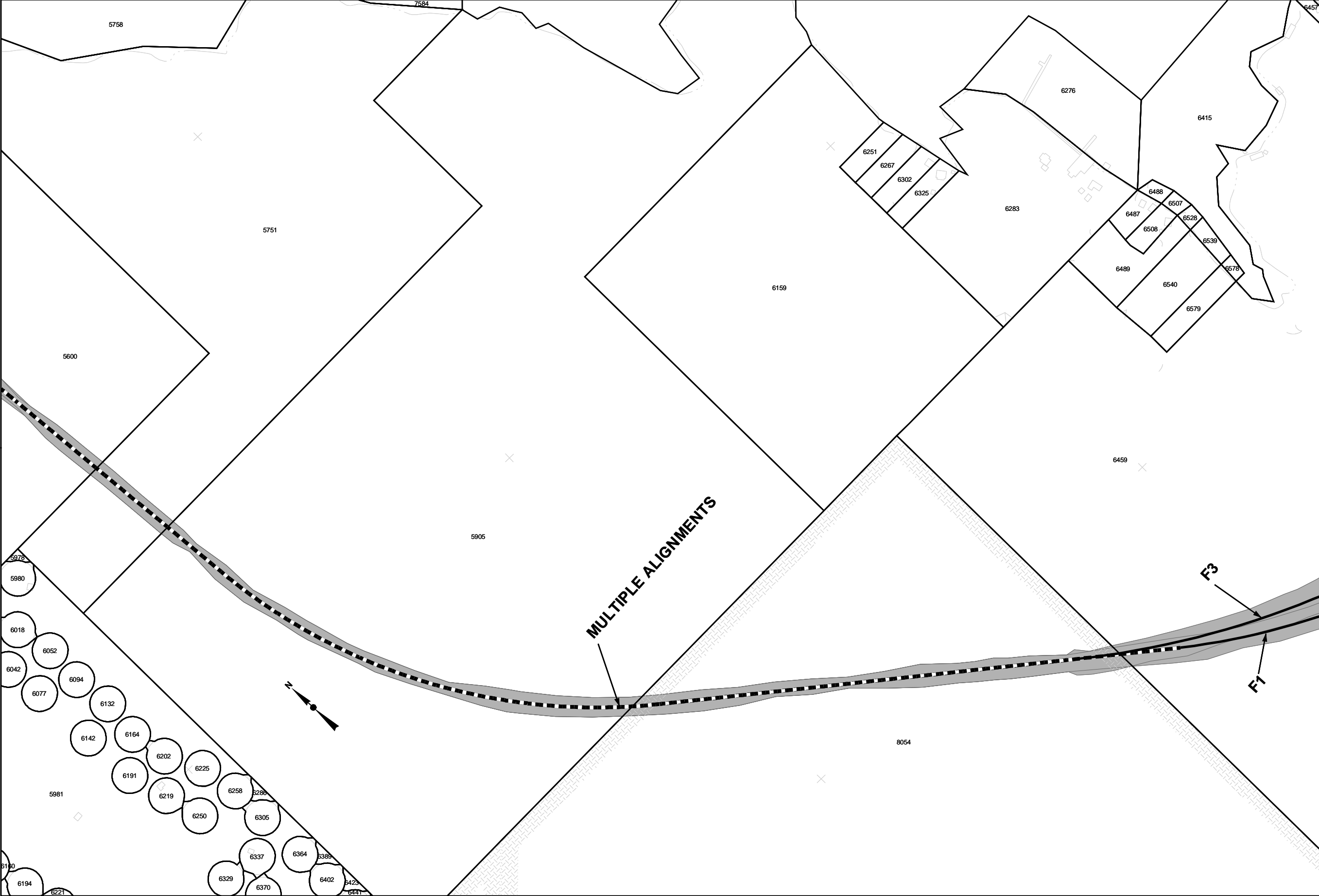
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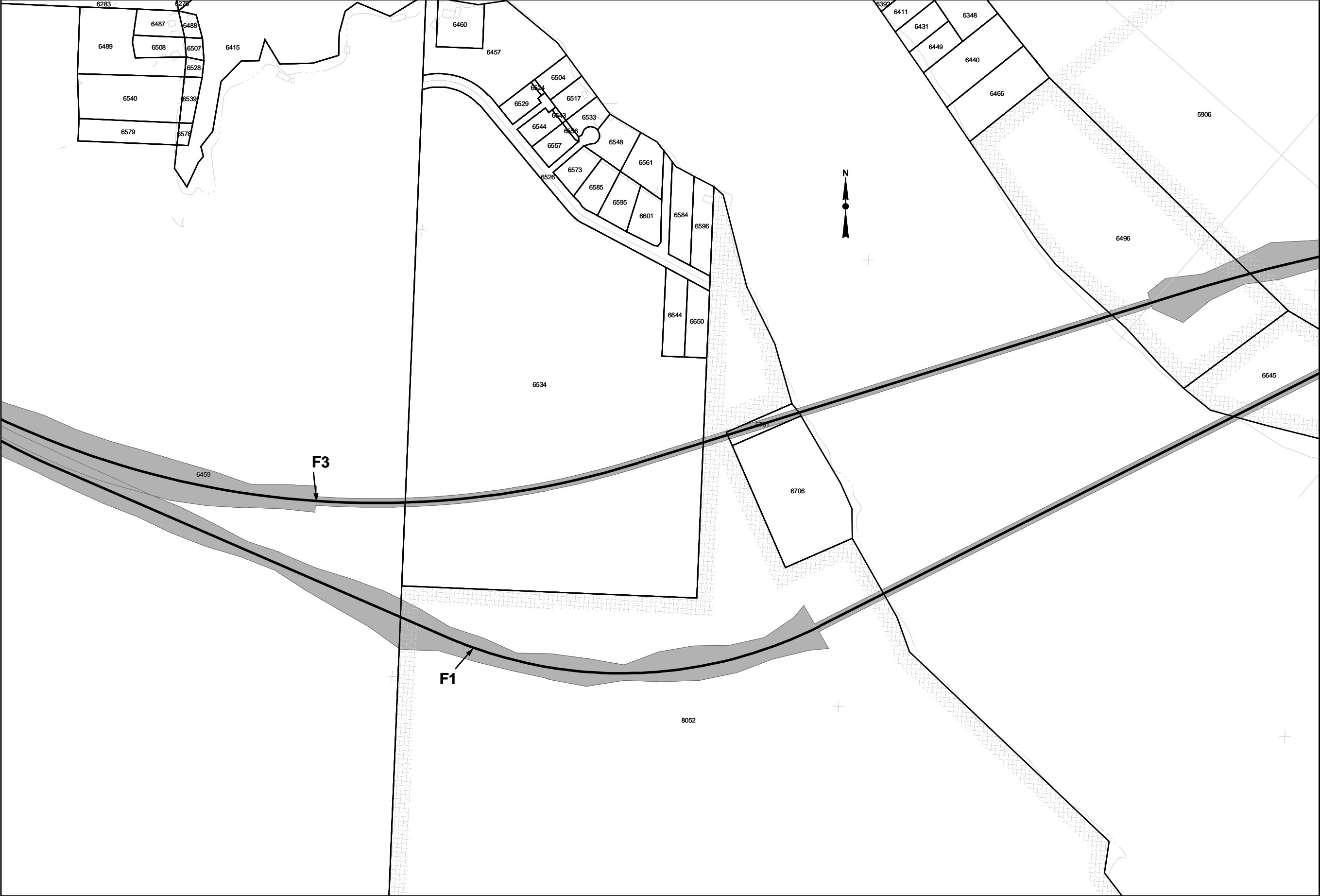
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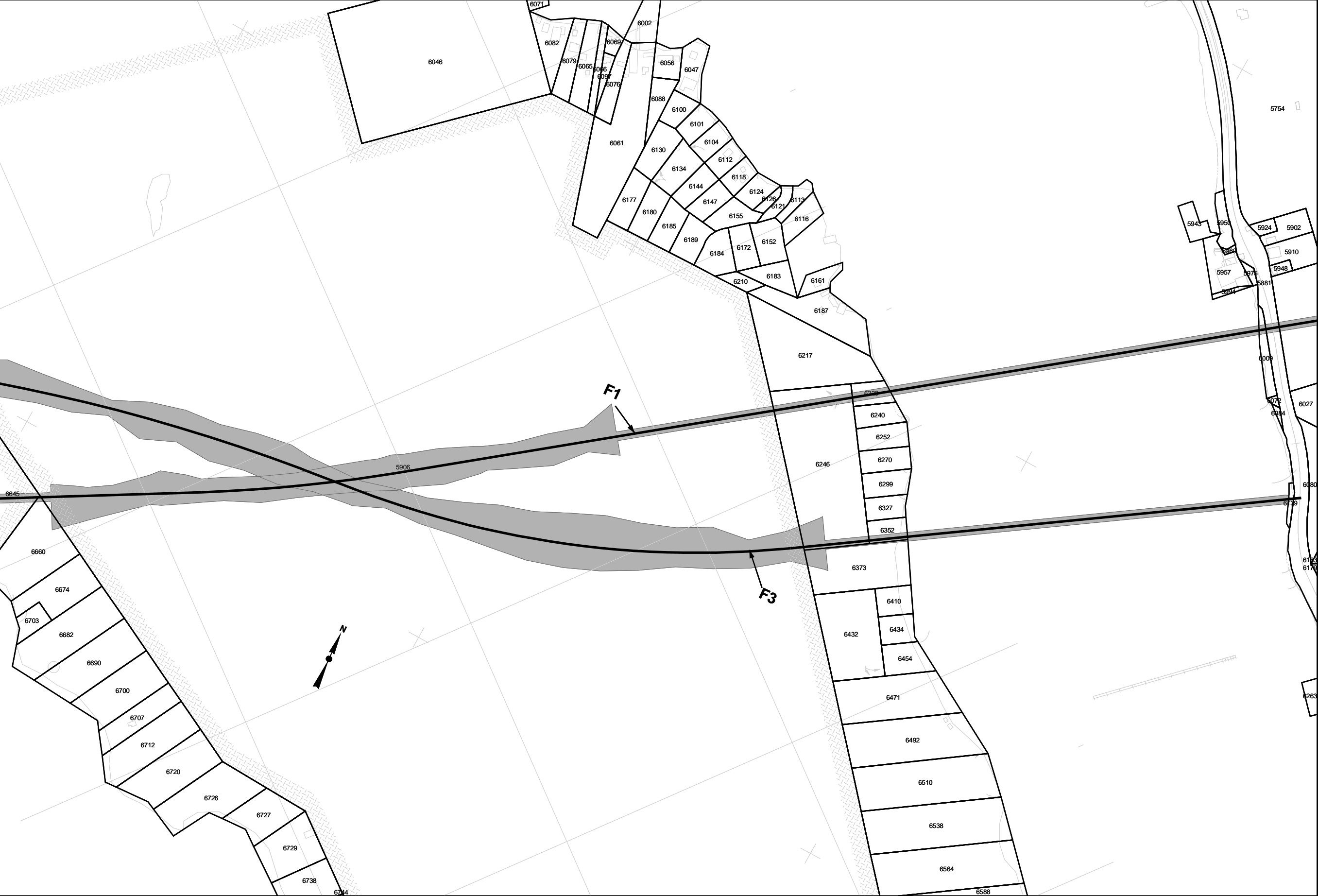
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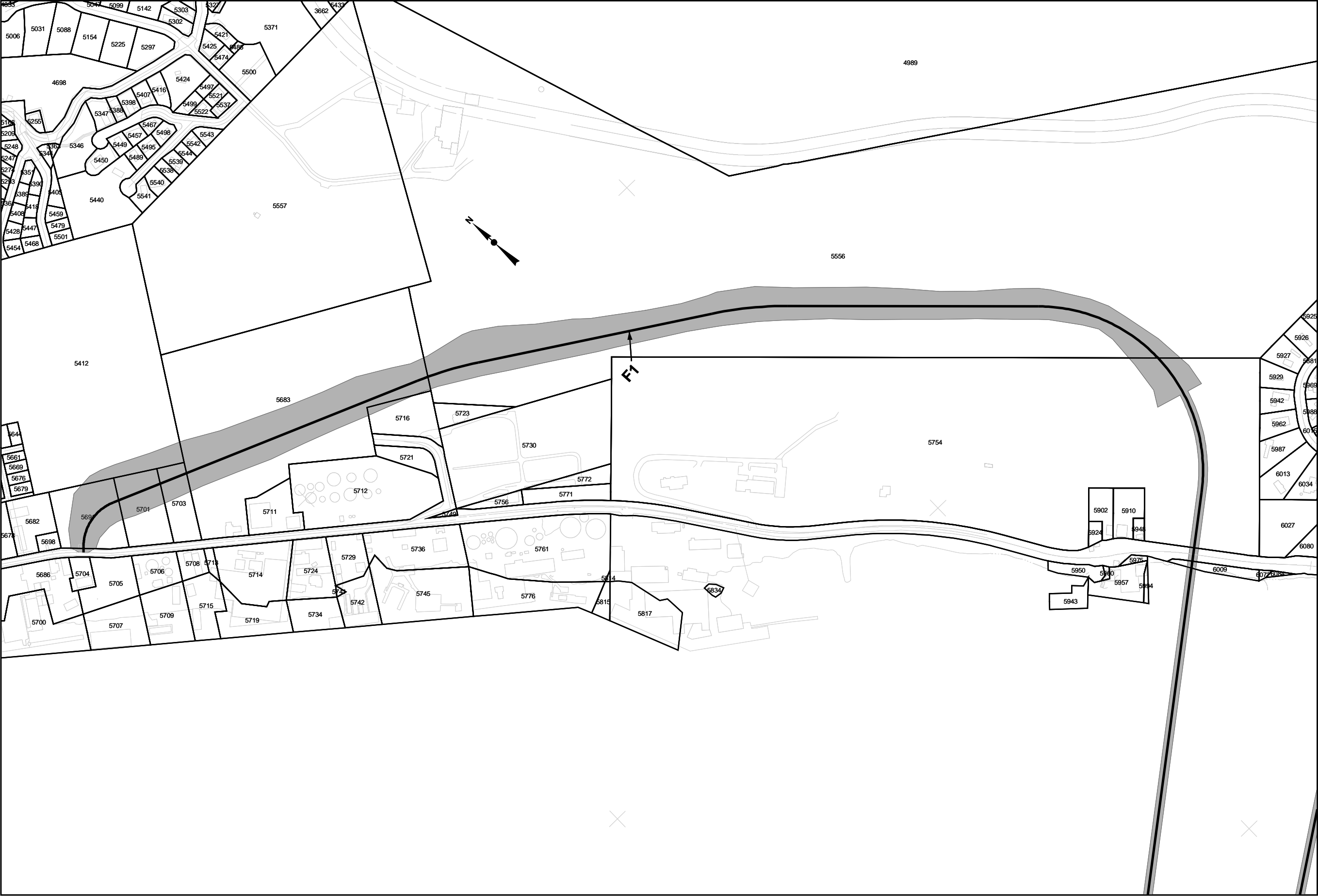
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## Commercial Rentals

June 27, 2003

The following is a list of Commercial Space currently available from Alliance Realty Property Management.

1. TRI Partners - 431 Dock Street. Former location of Tongass Realty. 1530 square feet of commercial office or retail space in downtown Ketchikan. \$2,355.00 per month including sales tax. Terms negotiable.
2. KC Investments - 540 Water Street #303. 1209 square feet of professional office space. \$2,170.75 per month including sales tax. Rent includes heat, garbage and offstreet parking. Tenant pays KPU and telephone.
3. Ketchikan Pioneer Hall. Available for day room meeting space or private parties. Space requests must be submitted at least one week in advance.
4. Dima Building - 1752 Tongass Avenue. 2nd and 3rd floor office space available with parking. 900 square feet available on the 2nd floor at \$1.15 per foot. 900 square feet available on the 3rd floor at \$1.00 per foot. Owner will consider reasonable lease offers.
5. Fosse - 303 Bayden Street. Approximately 600 square feet of ground floor office or retail space. \$750.00 per month including heat and utilities.
6. AKC Partners - 2<sup>nd</sup> floor office or storage space. Downtown location above Subway Sandwich Shop. Call for details.
7. Goodale - 2703 Tongass Ave. 688 square feet of retail space plus storage right at the top of Bar Harbor Ramp #1. Great location for a Deli, Tackle shop...? bring your own ideas. \$1055.00 per month including utilities and heat. Tenant pays telephone.
8. South Coast Inc. - 4049 Tongass Ave.
  - A. 2-bay shop with side bay door. \$2055.00 per month.
  - B. Yard space with dock access and barge moorage.
9. Bandhouse Partners. 726 Water Street. Commercial retail space across from city float. \$1055.00 per month. Tenant pays heat and utilities.
10. Retail space in the Plaza Port West mall. Call Roger for more details.

**WE CAN SOLICIT OTHER SPACE TO MEET SPECIFIC REQUIREMENTS. IF WHAT YOU NEED IS NOT ON THIS LIST. PLEASE LET US KNOW YOUR NEEDS AND WE WILL GO TO WORK FOR YOU.**





**COMMERCIAL PROPERTY**



## 2208 Tongass Avenue Ketchikan, Alaska 99901

Fax #: (907) 225-0353

Web site: [alliancerealtyllc.com](http://alliancerealtyllc.com)  
E-mail: [agents@alliancerealtyllc.com](mailto:agents@alliancerealtyllc.com)

**COMMERCIAL LISTINGS**

**Updated 7/14/03**

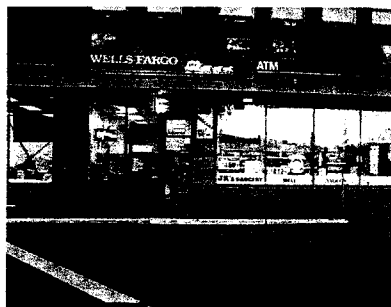


**Commercial  
Johnson**

**2414 Tongass Avenue  
SALE PENDING**

**\$75,000**

Great business location on Tongass Avenue. Over 2,700 sq. ft. of commercial space all on one level. This property is priced to sell at \$75,000



**Commercial  
Tatsuda**

**JR's Grocery**

**\$100,000**

A perfect opportunity to own a well established Downtown Business at an affordable price. Price includes business, fixtures, leasehold improvements and inventory. High traffic location with great visibility.



**Commercial  
Eads**

**#3 Pond Drive Creek Industrial  
Subdivision, Thorne Bay**

**\$248,000**

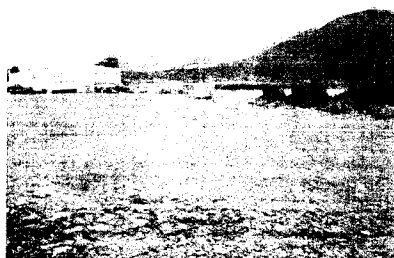
5.2 acres of heavy industrial zoned land with a 28'x 66' 4 bedroom, 1 3/4 bath home. Includes approximately 3 acres of developed rock area. Lots of power and approximately 6 miles by road to the town of Thorne Bay. Good view of Cleveland Peninsula.

**Commercial**

**Rex Allen Drive**

**\$250,000**

Industrial Water View: Located above Wal-Mart. 40,000 sq. ft. site developed and ready for immediate construction. Owner financing available.





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### COMMERCIAL LISTINGS Updated 7/14/03



#### Commercial Building Tri Partners

431 Dock Street

\$260,000

Located in the heart of downtown Ketchikan, the building encompasses approximately 1,665 square feet and is located about half-way between the cruise ship docks and the museum. Building totally renovated in early 1990's.

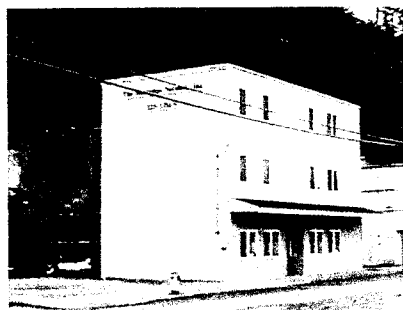


#### Commercial Property Rader

1108 Water Street

\$320,000

Prime commercial location with great potential. Large shop with covered parking and a 3 bedroom, 1 bath water view apartment upstairs. Live above your business or use it as a rental for additional income.



#### Commercial Dima

1752 Tongass Avenue

\$350,000

Are you looking to start a new business or re-locate you existing business to a better location, with more parking? This building has just been completely renovated inside and out. Three story building with approximately 2,700 square feet of space.



#### Meyers Chuck Lodge Gardner

Meyers Chuck  
New Listing

\$375,000

Meyers Chuck Lodge located just 40 miles Ketchikan, well established business that includes: lodge with 4 guest rooms, owners living quarters, restaurant and bar. 32 ft. Silverton Cruiser, dock, furnishings, liquor dispensary and package store license. Turn Key Operation.





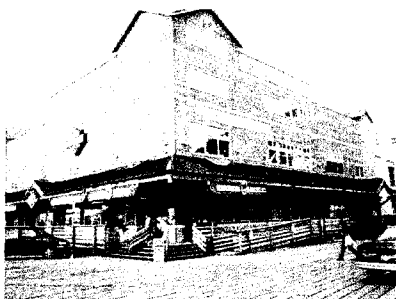
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### COMMERCIAL LISTINGS

Updated 7/14/03



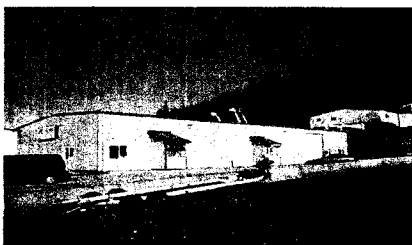
**Commercial  
Butler**

**34 Front Street  
Alaska Arts and Ivory**

**\$400,000**

- ◆ Turn-key business in Prime tourist location
- ◆ Well Established with 23 years of Artist contacts to be provided to buyer.
- ◆ 1,900 sq. ft space with renewable lease. ( current term thru April 2007)
- ◆ Included in sale: Business, Inventory, Furniture, Fixtures and leasehold improvements.
- ◆ Established customer base.

Merchandise: Scrimshaw, Native Arts & Crafts, Unique Handcrafted Jewelry, Soap stone, Fossil Whale Bone and Ivory Carvings.

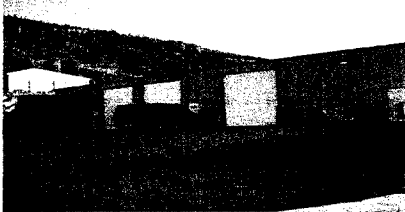


**Commercial  
AMM Rentals**

**5191 Tongass Highway**

**\$500,000**

Large commercial building located 5 miles North on Tongass Highway. Three separate commercial spaces in a 5,750 sq. ft metal building. High visibility location for your business.

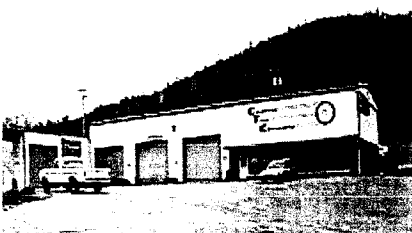


**Commercial Shop/Warehouse  
TDS, Inc.**

**7332 North Tongass Highway**

**\$535,000**

Former Coastal Tire Shop, excellent office, warehouse, shop or service facility, excellent North Tongass location. (Property Leased)



**K. J.'s Raven's Roost  
Harris**

**522 Water Street**

**\$550,000**

The Raven's Roost: Well established business in a great location. Price includes building, business, and liquor license. Turn key and ready for new owners





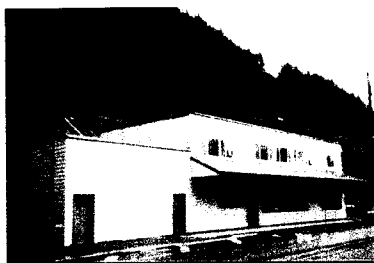
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COMMERCIAL LISTINGS

Updated 7/14/03



### Commerical Property

1734 Tongass Avenue

\$580,000

Hogan, Mecham & Richardson

Excellent investment opportunity! Two story commercial building with eight offices, conference rooms, lots of storage area and a large paved parking lot with fourteen parking spaces. This building has an excellent location, access, visibility, parking and close to downtown makes this a great buy.



### Commercial

Ward Cove Market

\$600,000

Tatsuda

Well established business at a great price. Ward Cove Market includes deli and convenience store. Package Store liquor license, gas pumps and two separate commercial buildings each over 2,500 sq. ft. on a 21,000 sq. ft. lot



### Treetops Lodge

South Arm, Thorne Bay, Alaska

\$750,000

Burnett

Elegant six bedroom, six private bathroom, fully furnished lodge on 3.78 wooded acres with over 800 feet of water frontage. Includes 21' Bayliner and 16' skiff and I-shaped boat and airplane dock. Perfect for luxury living in the wilderness or hosting lodge guests.



### Bear Valley Lodge

Prince of Wales Island

\$1,700,000

Keller

The best fishing in S.E. Alaska. Well established and self-sufficient land based fishing lodge in S.E. Alaska. A great place to live and make a living. Started in 1992, the lodge has continued to grow and prosper due to satisfied customers and word of mouth. Access by road, boat, sea plane or helicopter. 14 acres adjoining USFS with 500' of in protected waters. One of the few Lodges located on the Prince of Wales road system. 70 miles from Craig, AK.



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COMMERCIAL LISTINGS

Updated 7/14/03



Office Buiding

**South Coast Inc.  
South Coast**

**4033/4049 Tongass Avenue  
PRICE REDUCED**

**\$3,400,000**

Former site of South Coast Inc. Office building, shops, barge landing, and a yard. Common use dock Petro Alaska. 2-story office building with lower floor leased. 2 large shops, lab, office space and former lab building. Property for sale or lease. Site is 259,610 sq. ft.. 5.960 acres including uplands and tidelands.



3- Bay Shop

Current lease revenue \$3500.00 per month  
Additional potential lease revenue \$17,775 per month



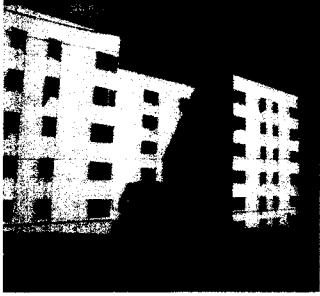


# RE/MAX

07/11/2003

## Ketchikan

2506 First Ave  
907-225-6191  
Fax: 907-225-4383  
Toll Free: 888-825-6195



\$40,000 Phillips  
320 Bawden Street

Condominium  
For Sale

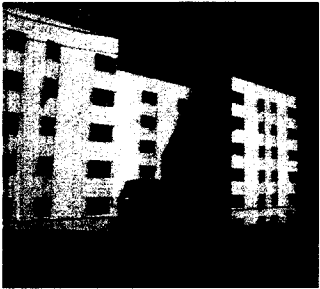
One bedroom Mary Francis Creek view condominium. Bawden St. ground floor. Zoned commercial can be excellent residence on future convenience office.



\$38,000 Thompson  
119 Austin #1101

Condominium  
For Sale

11th floor water view Tongass Towers Condominium. Painted. Light, Bright compact living area.



\$35,000 Phillips  
320 Bawden St. #318

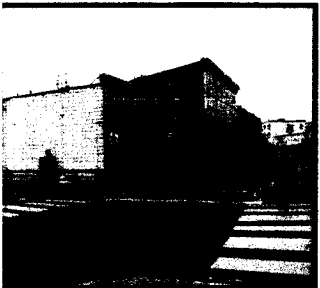
Condominium  
For Sale

Remodeled efficiency condo overlooking Ketchikan creek. Ground floor unit zoned commercial. Clean quiet and convenient. Condo fees \$202



\$1,000,000 Dale  
2719-2727 Tongass & 2711 Tongass

Commercial  
For Sale



\$850,000 Thompson  
500 Mission St.

Commercial  
For Sale

7,500 square feet of ground level retail space. Frontage on 3 major Ketchikan downtown streets. 1,000 square feet of warehouse, office and storage space. Three blocks from the cruise ship docks. Across the street from the Timber show and Discovery Center.



Check All Our Listings at : [www.remax-ketchikan-alaska.com](http://www.remax-ketchikan-alaska.com)



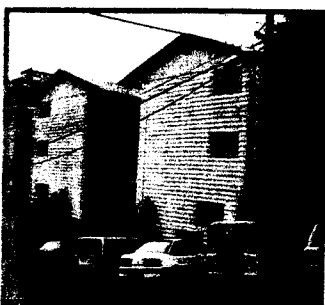


# RE/MAX

07/11/2003

## Ketchikan

2506 First Ave  
907-225-6191  
Fax: 907-225-4383  
Toll Free: 888-825-6195



\$750,000      Aubuchon  
363 Bawden Street

Commercial  
For Sale

Excellent Investment Property. Great location for this 12-unit apartment building located on Bawden Street in Ketchikan, Alaska. Near downtown with access to public transportation and conveniences. Good rental history and in excellent condition. Each unit has a designated, covered parking space. Units have two bedrooms, one bath.



\$640,000      Revilla Apartments  
436 Main Street

Commercial  
For Sale

Fantastic downtown location at the top of Main Street. Built in 1927 this historic building offers 30 hardwood floor apartments, office, laundry and storage facilities. The condition of the building is excellent - all plumbing upgraded and premises very well maintained.



\$100,000      Do, Dee T.  
1624 Tongass Avenue

Commercial  
For Sale

Commercial building with frontage on Tongass Avenue. Efficiency apartment on upper level. Office/Retail space on lower level. Excellent location for a new business venture. Priced reduced to sell.



\$1,200,000      Stephenson  
Dolomi East Shore Prince of Wales

Land-Remote

269 acres with lodge potential. Patented mining claims, 17 claims located near Dolomi on east shore of POW. Four separate parcels. Ocean frontage as well as lake frontage at Paul Lake. Road system. Selectively logged in 1966. 2 bridges valued @\$300,000. 20 acres deep, harbor.



\$295,000      Carlson  
Kasaan Peninsula, Prince of Wales

Land-Remote  
For Sale

Large parcel of undeveloped land on the east coast of Prince of Wales Island with 2,000 feet of ocean frontage. Good moorage. Southeastern exposure. Has many good building sites. (20 acres) [BE]



Check All Our Listings at : [www.remax-ketchikan-alaska.com](http://www.remax-ketchikan-alaska.com)

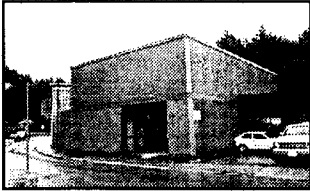


# COMMERCIAL BUILDINGS, BUSINESSES & LAND

## Bar License

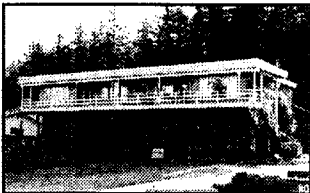
### **Dispensary Liquor License — \$199,500**

Dispensary liquor license (formerly The Fo'c'sle Bar) available for purchase. (Elkins)



### **640 Park Ave. — \$220,000**

Nearly 4,500 square feet of finished commercial space just two blocks from the heart of town. Excellent view of Ketchikan Creek. Building is suited for one, or multiple users. Excellent professional building! Owner will finance, O.A.C. Talk to us about terms! **Was \$379,000! Now \$220,000!** (Graham)



### **Wrangell Warehouse / Apartment Building — \$315,000**

Located adjacent to the convenience store / gas station this Wrangell complex is partially occupied and ready for your good ideas. Apartments are currently generating income and the downstairs warehouse / shop is available for retail, mini-storage, etc. (C&E Bradley)



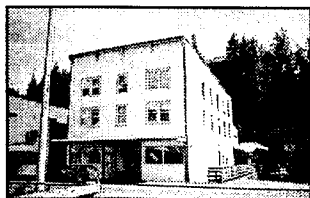
### **500 Front Street — Blueberry Hill B&B — \$399,000**

Remodeled and refurbished to a high level of elegance and comfort, the Blueberry Hill Bed and Breakfast is both a first rate home base for travelers as well as an outstanding home for an owner. Perched on top of Ketchikan's "Nob Hill" this property has a long history as a large family home and more recently, a history as the preferred Bed and Breakfast serving downtown Ketchikan. Five large bedrooms, each with a private bath, full basement and single car garage, hardwood floors, oil heat, separate dining and living areas, and a spacious family room. Recent roof replacement, exterior paint and numerous other upgrades. This property could serve your family as a single family home or as a home with the benefits of quiet comfort and income. (Zahler)



### **710/718 Water Street — \$465,000**

Big commercial building right on the main drag with lots of possibilities. Three lower spaces currently used as commercial units and three residential upper units with over 4600 sq. ft. per floor. New roof in the summer of 1998. Lots of piling work done summer of 2001. (Band House Partners)



### **133 Stedman Street — \$695,000**

Historic Creek Street area commercial building front on Stedman Street with Ketchikan Creek behind! Nineteen rental rooms plus large street front commercial space. All leased up and cash flowing. Own a piece of the tourist trade plus year-round income. (Elkins)



### **Waterfront Storage Co. — \$3,200,000**

Freshly upgraded with the addition of a fire sprinkling system in 1998. 78,934 sq. ft. waterfront lot near downtown Ketchikan with 90,000 sq. ft. of existing structures. 270 foot deep water port pier. Established income with 300 storage spaces and four residences, and there's LOTS of space to expand. Once in a lifetime property. Call for details. (Brown-Locke)

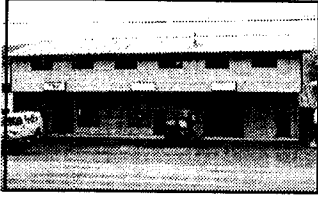


Updated 7/8/03  
2503 Tongass Avenue, Ketchikan, AK 99901  
(907) 225-2545

e-mail: [info@gatewaycityrealty.com](mailto:info@gatewaycityrealty.com)  
Visit us on-line at [www.gatewaycityrealty.com](http://www.gatewaycityrealty.com)

# COMMERCIAL BUILDINGS — FOR LEASE

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## **4845 N. Tongass Hwy. — \$1.25 per sq. ft. — For Lease!**

Five thousand square feet of retail space covering two floors with great exposure to North Tongass Highway. Finished lower floor includes; offices, large office/retail area and heated shop/garage. Upstairs floor includes large unfinished area and finished offices. Ample parking in front of building. Potential for dock access in front - nearly finished ramp and float areas on Tongass Narrows side. (*Hansen*)

## **116 Eichner Avenue — For Lease!**

Office/warehouse combo with plenty of parking. This property is located in the Shoreline area near other well-established businesses. Call Gateway City Realty, Inc. today for more information. (*Eichner*)



Updated 7/8/03

2503 Tongass Avenue, Ketchikan, AK 99901

(907) 225-2545

e-mail: [info@gatewaycityrealty.com](mailto:info@gatewaycityrealty.com)

Visit us on-line at [www.gatewaycityrealty.com](http://www.gatewaycityrealty.com)



Roger Stone, Barbara Bigelow, Zig Ziegler, Mary Klahn, Terry Wanzer  
Ginny Eiseman, Dorothy Benson, Bev Davies

## **HOMES LISTINGS**

**Single-Family, Multi-Family  
Mobile Homes & Remote Homes**





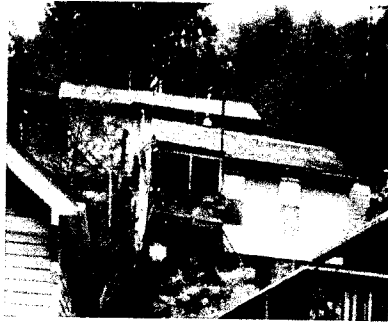
## 2208 TONGASS AVENUE Ketchikan, Alaska 99901

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E-MAIL: [agents@alliancerealtyllc.com](mailto:agents@alliancerealtyllc.com)

CITY HOMES

Updated 7/14/03



**City Single Family**  
**Campbell**

**1150 & 1150A Woodland Ave.**  
**PRICE REDUCED**

**\$37,500**

Here's your chance to own two houses! Needs some TLC. Live in one and rent out the other. Just off Woodland Avenue up a small flight of stairs. Off street parking, quiet with view. It even has a fenced yard. **Owner financing available!**

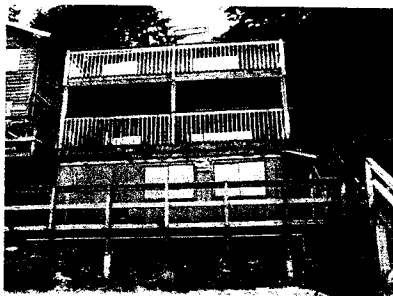


**City Single Family**  
**Auger**

**1732 First Avenue**

**\$85,000**

Cozy. Comfortable 2 bedroom, 1 bath with basement and some water view. Vinyl windows and newer furnace. New roof. New concrete retaining wall and drain tile. New interior paint, carpet, and vinyl too! Very affordable. Will consider owner financing.



**City Tri-Plex**  
**Crowe**

**616 Harbor View Way**

**\$99,900**

Proven rental income from this triplex that is located close to downtown. Excellent water view from all three units. Interior of all three units repainted April of 2000, some new floor coverings installed.



**City Single Family**  
**LeMay**

**1408 Ketchikan Lakes Road**

**\$127,900**

1700 sq. ft. of living space. 3 bedroom, 2 full baths. Large whirlpool bathtub in and skylights in Master bath. Custom-designed and built, easy-on your back fir shelves in kitchen and master bath. Dramatic cathedral ceilings and 2 skylights in kitchen.





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CITY HOMES

Updated 7/14/03



**Single Family  
Price**

**1251 Millar Street  
NEW LISTING**

**\$129,000**

Awesome Water Views from this classic Millar Street home. Features three bedrooms, one bath with a one bedroom apartment downstairs that can be used as a rental or addition living space. Off street covered parking.



**City Duplex  
Graham**

**737 Harris Street**

**\$129,900**

Classic Ketchikan Duplex. Located on the quiet side of Ketchikan Creek. Two bedroom, 1 1/2 bath upper unit. One bedroom, lower. Upper unit recently renovated with dramatic cathedral ceiling and loft bedroom. Off street parking. Exterior needs work. Large deck off lower unit. Toyo heat in both units.

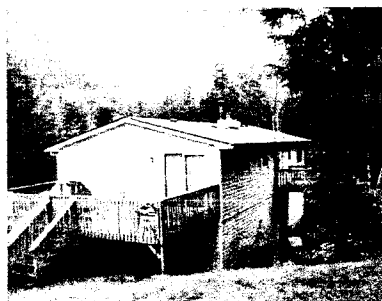


**City Duplex  
Holston**

**906/908 Park Avenue**

**\$139,900**

2 bedroom, 2 bedroom duplex. Off street parking. Great investment opportunity or live in one, rent the other and let your tenant make your payment. Hot water baseboard heat.



**Single Family  
Dooley**

**852 East Sesame Street**

**\$139,900**

Quiet location at the end of the cul de sac and next to greenbelt. Three bedrooms, 1 3/4 bath home with many recent improvements. Large decks, paved driveway and lots of additional storage. A great family home.



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CITY HOMES

Updated 7/14/03



**City Multi-Family  
Beardsworth**

**2725 Second Avenue**

**\$149,900**

Two bedroom, one bath upper and one bedroom, one bath lower apartment. This home has been completely remodeled in 1998.



**City Duplex  
Haughton**

**440 Bawden Street  
PRICE REDUCED**

**\$169,000**

Classic downtown duplex. Live in the upper 4 bedroom home and let your tenants downstairs help you with your payments. Convenient location and many upgrades.

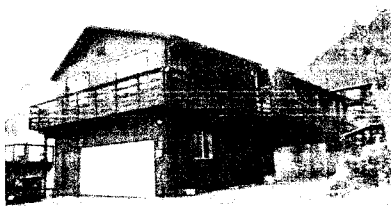


**City Single Family  
Tallman**

**1321 Fairy Chasm**

**\$178,900**

5 bedrooms, 1 3/4 bath family home with a very large living room, rec room, lots of storage and an awesome yard. 2 new decks and an ideal back yard for the whole family. Close to storage, rec center and schools.



**City Single Family  
Adams**

**435 Washington Street**

**\$184,000**

Four bedrooms, 2 1/2 baths, utility room, large 2 car garage, hot water baseboard heat. Additional off street parking. Huge family room. Great view! Excellent city location close to the high school with a landscaped yard. Lots of house for the money.



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**CITY HOMES**

Updated 7/14/03



**City Single Family  
Ross**

**723 Chatham Avenue**

**\$187,400**

A Truly Alaskan Home. Lindahl Cedar A-frame style 3 story home. Quiet residential neighborhood. Large decks for catching the sun. Four bedrooms, three baths, and a workshop too. Fenced "dog run" in the back with plenty of off street parking.



**City Duplex  
Roth**

**537/539 Yorktown Dr. North**

**\$189,000**

This is a very well maintained side by side duplex. Located within walking distance from the Recreation Center, ball fields and schools. Each unit is two bedrooms, one bath with a single car garage. Has a great rental history.

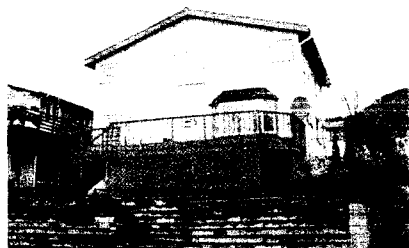


**City Single Family  
Jarrett**

**1426 Water Street  
SALE PENDING**

**\$210,000**

Circa 1925: Built by P.B. Nelson U.S. Lighthouse Service carpenter, this home is maintains its original charm, woodwork and built in cabinets. Located in the Historic Water Street Neighborhood, (originally referred to as Captain's Hill) with a picture view of the Tongass Narrows. Features: four bedrooms, 1.5 baths, fireplace, garage, deck and includes the adjacent lot for addition off street parking. This home has been lovingly maintained thru the years and it shows.



**City Single Family  
Allen**

**2520 Third Avenue**

**\$219,000**

Water View Home! Great family home with three bedrooms and 2 baths. Convenient Third Avenue location, close to schools and shopping. Recently upgraded with new windows, cabinets and floor coverings. Nice deck to enjoy the wonderful view.



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**CITY HOMES**

Updated 7/14/03

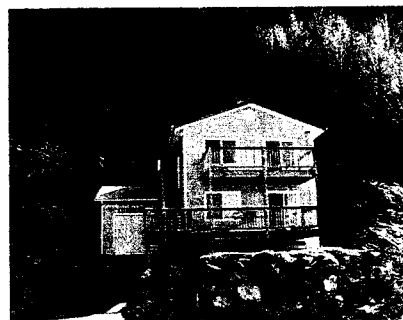


**Single Family Home**  
**Haughton**

**500 Badwen Street**  
**NEW LISTING**

**\$225,000**

Built in 1926, but beautifully renovated. 4 bedrooms, completely new tiled bathrooms upstairs and down, hardwood floors, new carpet, french pane windows, delightfully sunny and bright. This home has updated wiring and plumbing, cedar-lined closets and lots of storage areas. Garage, parking and tranquil garden. This is truly a one-of-a-kind home.



**City Duplex**  
**Roth**

**540/542 Yorktown Dr North**

**\$239,000**

Enjoy the security of steady rental income while living in either of these stunning two bedroom, one bath duplex units. Quiet neighborhood, close to schools and Recreation Center. Large decks and superior construction through-out. Take advantage of AHFC energy rate reductions for 5-star plus construction.



**Single Family Home**  
**Sutton**

**1256 East Fifth Street**

**\$249,000**

A truly beautiful home with city and mountain views. Large kitchen with custom cabinets, breakfast bar and island. Knotty Pine interior wall finish, hardwood floors, living room with built in entertainment center and shelves. Two large wrap around covered decks. And if this isn't enough you even have your own waterfall!



**City Duplex**  
**Roth**

**533/535 Yorktown Drive North**  
**SALE PENDING**

**\$259,000**

Immaculate five star plus constructed executive duplex located in a quiet neighborhood. Upper home is over 1,500 sq. ft. with three bedrooms and two bathrooms. Lower is two bedrooms and one bath. Both have garages and large decks. Take full advantage of AHFC energy rate reductions for 5-star plus construction.



## 2208 Tongass Avenue Ketchikan, Alaska 99901

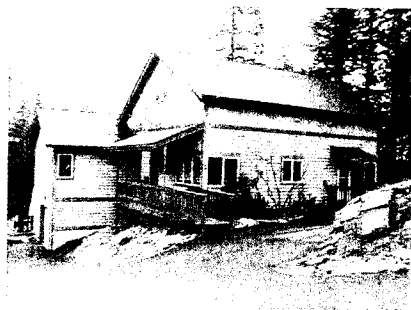
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### CITY HOMES

Updated: 7/14/03

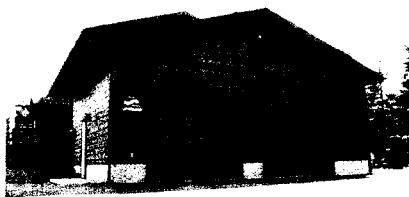


**Single Family Home**  
**Cendant/ Everhart**

**858 Miller Ridge**  
**SALE PENDING**

**\$269,500**

Craftsman Quality.. Fabulous view of Deer Mountain from this immaculate 3 bedroom, 1 3/4 bath home. Exceptionally large master suite, gourmet kitchen, hot tub and a 600 sq. ft. garage. First class throughout! 5 star energy rating = lower interest with AHFC financing.



**City Single Family**  
**Puchlerz**

**819 Forest Avenue**  
**NEW LISTING**

**\$329,000**

Spectacular Deer Mountain and Water View.

2,976 of deluxe living space. 5 bedrooms, 3 bathrooms, vaulted ceilings, family room, HUGE beautiful kitchen with propane stove, wall oven, instant hot water, large pantry with freezer, central vacuum system and heated 2 car garage. Large decks, spacious rooms, lots of storage, landscaped yard and almost an acre of wooded privacy. Superior family home in the Highlands.



**City 5-Plex**  
**George**

**659 Grant Street**

**\$349,000**

Located high on a hill on historic Grant Street in Ketchikan, Alaska. This 5-plex apartment building has lots of potential for income and provision of continued housing for the existing tenants or a great place to house a seasonal crew. Four two bedroom units and a one bedroom unit. Includes laundry facility, large off street parking spaces and also a new staircase surrounding. This view is fantastic and helps to market the units. Sale price below appraised value.



**City Duplex**  
**Stevens**

**616 Main Street**  
**SALE PENDING**

**\$350,000**

Quality home in a classic neighborhood. This unique property offers more than you can imagine: 4 bedrooms, 2 bathrooms, 2 kitchens, 2 fireplaces, a one bedroom apartment, fantastic view, beautiful garden and many more features that are just not found in other homes. The owners have even included the adjoining lot in this purchase price.



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HOMES SOUTH

Updated 7/14/03



**South Duplex  
Knudson**

**6691 Roosevelt Drive A&B**

**\$85,000**

This duplex has a large two bedroom unit upstairs and a smaller one bedroom unit downstairs. An excellent investment opportunity with a great rental history.



**South Single Family  
McComb**

**867 Birch Circle**

**\$125,000**

### Great Family Home!

Charming two plus bedroom family room and workshop. The exterior had been completely resided with Hardi-plank, new insulated windows, exterior paint and trim as well as a beautiful sunwood deck. A large kitchen, den, family room and large master bedroom make this home very comfortable. The den can be easily converted in to a third bedroom by adding a closet. A workshop and large basement are waiting for your projects. The lot borders a greenbelt and the cul de sac is scheduled to be paved soon



**South Duplex  
Van Weel**

**52/54 Mountain Ash Heights**

**\$129,900**

Side by side Duplex located in Forest Park. Each unit has 2 bedrooms/2 bathrooms. Owner's unit has a family room off the kitchen. Natural landscaping. Quiet cul-de-sac street.



**South Single Family  
Key**

**5767 South Tongass Highway**

**\$155,000**

Space, Space, Space! If you need space this is the place! 4 bedroom, 1 3/4 bath family home on a large South Tongass lot. Easy access with lots of parking just off the highway. Usable garage with storage for all your boating gear. Just past the Mountain Point Boat Ramp.





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HOMES SOUTH

Updated 7/14/03



**South Single Family  
Packard**

**3087 Crest Avenue**

**\$159,900**

3 bedroom, 1 3/4 bath family home. Large flat lot with a fenced yard. Lots of parking for boats, RV's. Storage shed, patio decks, and an unobstructed water view of Nichols Passage. Call us, this one won't last. Remodeled in 2002.



**South Single Family  
Knudson**

**6695 Roosevelt Drive**

**\$210,000**

This is a great family home in a wonderful private setting. Located south of town this home offers 5 bedrooms, 2 1/2 baths, extra large family room, beautiful kitchen with hardwood floors and tile countertops, office, bonus room with wood stove, covered deck with hot tub, and so much more.

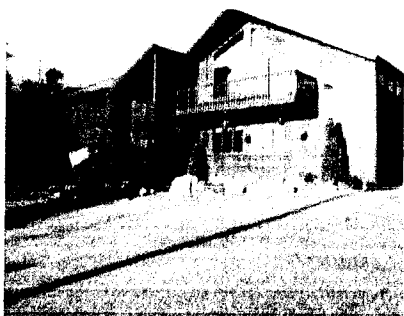


**South Single Family  
Ferguson**

**6905 Romine Drive**

**\$225,000**

Beautiful South Tongass Tongass Home. Spacious Rambler with four bedroom and three bathrooms. Extra large detached double car garage. A wonderful home in a great neighborhood. Also for Lease.



**South Duplex  
Fidelity**

**2269 Oyster Avenue  
SALE PENDING**

**\$274,900**

Beautiful 5 Bedroom / 4 Bath with a 2 BR, 2 BA apartment. Large lot with tons of parking and a big back yard. Deluxe kitchen, hardwood floors, open prow living room, large windows, tiled sunroom and 2 car garage.



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HOMES SOUTH

Updated 7/14/03



**South Single Family  
Hardcastle**

**3255 South Tongass Highway  
PRICE REDUCED**

**\$259,000**

Country Retreat! Incredibly private retreat with water view and only a few minutes from town. 2 bedroom, 1 1/2 bath log home with sun room. Enjoy discriminating comfort on over an acre of land with large carport, garage, garden paths, lawn and delicious blueberries.



**South Duplex  
Starr**

**3051 Crest Avenue  
SALE PENDING**

**\$284,500**

Enjoy the exceptional water view from this wonderful 3 bedroom / 2 bath home with a 3 bedroom / 1 bath rental downstairs. Large deck area, plenty of parking, well appointed kitchen with oak hardwood floors, separate guest quarters and much more



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UPDATED: 7/14/03



**North Single Family  
Galley**

**246 Strawberry Road**

**\$135,000**

Cozy family country home. Three bedroom, one bath house with large graveled yard for extra parking. A large deck for summer-time fun and only a short stroll to the beach! Wheel chair ramp on the front entry way.

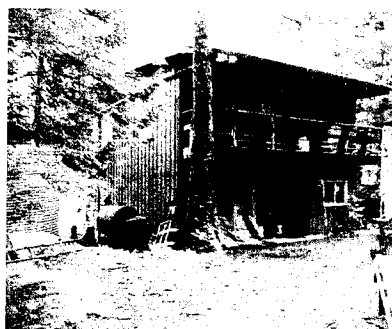


**North Single Family  
Grant**

**14100 N. Tongass Highway**

**\$157,500**

4 bedrooms, 1 3/4 bath home. 1572 square feet. 2 single car carport, 120 ft storage shed, secluded with lots of trees. Family room and exterior deck. Wood stove to supplement heat. Affordable family home.



**North Single Family  
Brand**

**102 Earl Hines Lane  
SALE PENDING**

**\$159,900**

One bedroom 1 bath residence over garage/workshop on South Point Higgins waterfront. Use the structure while building on the water. Beautiful location.



**North Single Family  
Bjur**

**4716 Bucey Avenue**

**\$159,500**

Secluded and private family home. 3 bedrooms, 2 bath modular home with laundry/utility/office area and attached 2 car garage. 4th bedroom in garage can be removed to allow full use. Extra storage overhead in garage. Call us today for an appointment.



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**HOMES NORTH**

**Updated 7/14/03**

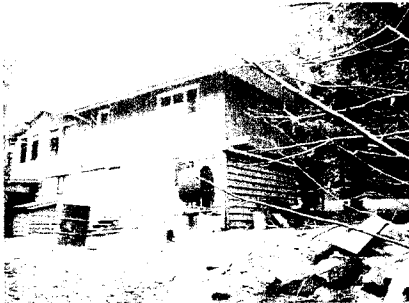


**Single Family  
Iverson**

**9085 Heron Lane**

**\$165,000**

Cute North Tongass Home located on Heron Lane. Large one bedroom with lots of room to expand on over 1/2 acre of property. Wonderful park like setting



**North Duplex  
Mertz**

**1028 Pond Reef Road**

**\$175,000**

Country home plus cabin. Large family home with 3 bedrooms, 2 full bathrooms, den, family room and a workshop. Cozy pellet stove upstairs and Toyo stove downstairs. One bedroom rental attached- takes a huge bite out of your house payment!



**SFR w/guest House  
Clark**

**164 South Point Higgins  
NEW LISTING**

**\$210,000**

Wonderful 3 bedroom, 1 1/2 bath home with a bright and sunny family and sunroom. Large windows viewing the woods and creek. Rental cottage. Shop and storage buildings, too! Lots of extra parking and wooded privacy.



**North Duplex  
Taylor**

**10555 A/B Collins Court**

**225,000**

Great family location. Duplex with two 3 bedrooms, 1 1/2 bath units. Hardi-plank siding and a metal roof for ease of maintenance. The rental income can make your house payment. Enjoy a country setting minutes from town on a quiet cul de sac.



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HOMES NORTH

Updated 7/14/03



**North Single Family  
Burton**

**16271 Waterfall Road  
SALE PENDING**

**\$238,000**

North End Lindal Cedar Home with an outstanding water view. Excellent location with lots of room inside and out. Three bedrooms, 2 1/2 bathrooms, with large family room downstairs. Well appointed kitchen and beautiful grounds...A Must See.



**North Single Family  
McMahon**

**8645 View Court  
SALE PENDING**

**\$279,900**

One-of-a-kind Executive Home. Great water view, landscaped yard. Formal living room with a fireplace. Huge kitchen and dining room. Master bath with oversized jacuzzi tub, Large family room including pool table. Oversized 2 car garage. Don't miss this one!



**North Duplex  
Olsen**

**247 South Point Higgins  
SALE PENDING**

**\$340,000**

Large custom built 3 BR, 4 BR, duplex with view, huge garage. Just 7 years new, but looks as though brand new. Live in one and rent the other or keep both units occupied. Either way it is a win-win.



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Updated 7/14/03

### MOBILE HOMES

No  
Photo  
Available

City Mobile Home  
Helrickson

832 Buren Road # 30  
NEW LISTING

\$7,000

2 bedroom, 1 bath mobile home. Needs some TLC. Being sold As-is.

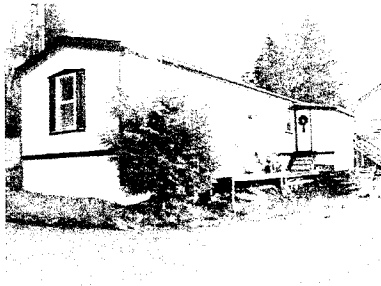


City Mobile Home  
Minshall

832 Buren Road #96A

\$14,500

Immaculate 14x68 Kit Mobile Home. Three bedrooms and 1 1/2 bathrooms, with large pantry/shop addition, garage, large kitchen and wood stove. Price to sell below assessed value.

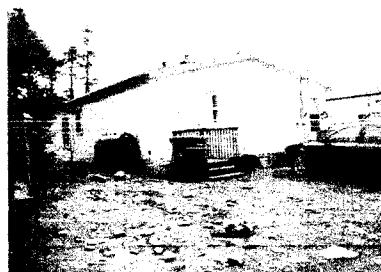


North Mobile Home  
Rauwolf

Space 500 Vallenar View

\$25,000

Large master bedroom with walk-in closet, cathedral ceiling and vinyl windows throughout. 2 bedrooms, 2 full baths – water view from all rooms! Like new. On the beach at Vallenar View Mobile Home Park.



City Mobile Home  
Davis

932 Nordstrom Drive # 301

\$39,900

Live in this unit for less than you can rent. Three bedroom. two bathroom mobile home. Off street parking, in town location.





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Updated 7/14/03

### MOBILE HOMES

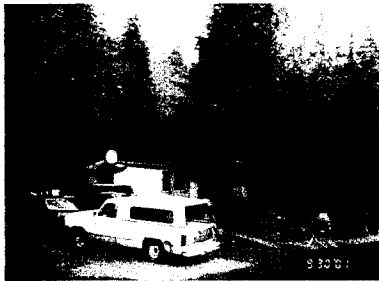


**South Mobile Home  
Charles**

**132 Franklin Road  
PRICE REDUCED**

**\$45,000**

Partially wooded lot, slightly over 1/2 acre. Very accessible at the top of Franklin Road. Lot is flat and could be ready to build on. Lot includes trailer/mobile home.



**South Mobile Home  
Knudson**

**6723 Roosevelt Drive**

**\$75,000**

This 1983 Tamarack Mobile Home is up for sale at a great price. Located on almost an acre of light industrial zoned land, it could be yours today!



**City Mobile Home  
McDermott**

**627 Carlanna Lake Road  
PRICE REDUCED**

**\$84,900**

1978 double wide mobile home on permanent foundation, has two bedrooms, one and half bathrooms. Large lot with a great water view! Great neighborhood, close to schools. Excellent starter home.



**North Mobile Home  
GMAC**

**328 Yeoman Road**

**\$100,100**

1990 mobile home on a large lot. Close to schools and in a quiet neighborhood. Detached workshop and lots of potential.



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HOMES REMOTE

Updated 7/14/03

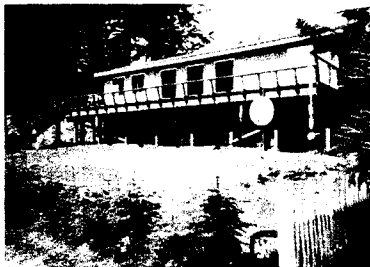


**Single Family  
Rogers/Glenz**

**Edna Bay, Kosciusko Island  
PRICE REDUCED**

**\$45,000**

Over an acre of waterfront land in Edna Bay on Kosciusko Island. 356' of beachfront. Point of land with panoramic view of the bay, protected area for a year-round dock. Road and beach access. Home on site-condition unknown, being sold "as is." Excellent recreational cabin or charter fishing location.

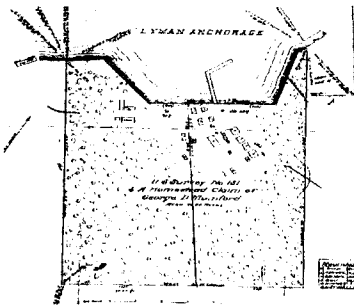


**Single Family  
Escoffan**

**Kasaan, Prince of Wales Island  
PRICE REDUCED**

**\$157,000**

This Is Remote Living at Its Best! This wonderful 2 bedroom, 1 bath home enjoys a fabulous water view. Located in Kasaan on Prince of Wales Island. Quality construction thru-out. This home is ready for you to move into, you don't even have to move any furniture because the owner is leaving everything.



**Oaksmith**

**Hadley Townsite Lyman Anchorage**

**\$180,000**

Former lumber and mining town of Hadley. 40 acres located in Lyman Anchorage off Clarence Strait. 2 Pan-Abode cabins. Ideal for a remote hideaway. Just a short way from Ketchikan by float plane. Good anchorage and a great beach!



**Eads**

**#3 Pond Drive Goose Creek  
Subdivision, Thorne Bay**

**\$248,000**

5.2 acres of heavy industrial zoned land with a 28'x 66' 4 bedroom, 1 3/4 bath home. Includes approximately 3 acres of developed rock area. Lots of power and approximately 6 miles by road to the town of Thorne Bay. Good view of Cleveland Peninsula.



## 2208 Tongass Avenue Ketchikan, Alaska 99901

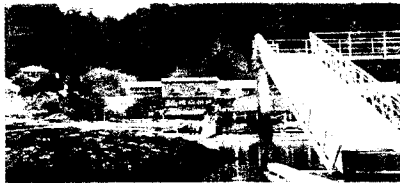
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HOMES REMOTE

Updated 7/14/03



### Meyers Chuck Lodge Gardner

### Meyers Chuck New Listing

**\$375,000**

Meyers Chuck Lodge located just 40 miles Ketchikan, well established business that includes: lodge with 4 guest rooms, owners living quarters, restaurant and bar. 32 ft. Silverton Cruiser, dock, furnishings, liquor dispensary and package store license. Turn Key Operation.



### Treetops Lodge Burnett

### South Arm, Thorne Bay, Alaska

**\$650,000**

Elegant six bedroom, six private bathroom, fully furnished lodge on 3.78 wooded acres with over 800 feet of water frontage. Only two miles from the community of Thorne Bay and includes two boats – a 21' Bayliner and 16' skiff – and an L-shaped boat and airplane dock. Perfect for luxury living in the wilderness or hosting lodge guests.



### Oaksmith

### Oaksmith Island

**\$1,500,000**

#### **OWN YOUR OWN ISLAND**

Oaksmith Island. A unique Alaskan Home. Completely self-contained, connected to Ketchikan by a phone line. Located only 3 minutes from the dock at Refuge Cove. Huge sandy beach with your own dock right at your front door! A 22' foot aluminum landing craft is included for your access. Don't miss this once-in-a-lifetime opportunity.



### Bear Valley Lodge Keller

### Prince of Wales Island, Alaska

**\$1,700,000**

The best fishing in S.E. Alaska. Well established and self-sufficient land based fishing lodge in S.E. Alaska. A great place to live and make a living. Started in 1992, the lodge has continued to grow and prosper due to satisfied customers and word of mouth. Access by road, boat, sea plane or helicopter. 14 acres adjoining USFS WITH 500' of beach in protected waters. One of the few lodges located on the Prince of Wales road system, 70 miles from Craig, Alaska.





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Ketchikan, Alaska 99901**

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**HOMES REMOTE**

**Updated 7/14/03**



**Mink Bay Lodge**

**Boca de Quadra**

**\$1,950,000**

Located in Mink Bay, Boca de Quadra, one of the most exciting remote properties available. Main lodge, 2 guest houses, and a crew bunk house on approximate 16 acres of beautiful, remote, unique.



# RE/MAX

07/11/2003

## Ketchikan

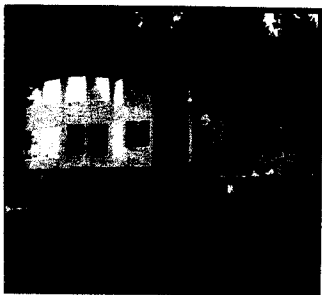
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Fax: 907-225-4383  
Toll Free: 888-825-6195



\$525,000      McConville  
453 S. Pt. Higgins

Single Family  
For Sale

Extraordinary Beach Home! Experience it; the view, the beach, the history of this amazing home. Call for an appointment to see this 5 bedroom, 3 bath, 3 level home. So many features. For example: Two bedroom detached guest house or apartment. Super sized decks. Established easy care landscaping, hardwood and ceramic tile floors. Over 3,000 sq. ft.



\$499,000      Mako  
218 Raspberry Road

Single Family  
For Sale

**\*\*Sale Pending\*\*** Large, beautiful waterfront home on a private cove. 4,460 square feet of living space including four bedrooms, four baths, shop, spa, 2 garages, and a comfortable one bedroom apartment.



\$400,000      Raspberry  
3974 South Tongass Highway

Single Family  
For Sale

Great beach home with an fantastic view of Nichols Passage. This 3 bedroom, 2 bath home has many custom features. Must see to appreciate.



\$375,000      Elliott/Albertson  
76 Raspberry Lane

Single Family  
Price Reduced

This could be your home on the beach with sunsets and whales in the distance. Four bedrooms, three baths in this South Point Higgins family home. New Roof...New Appliances! Great decks, fireplace, and yard are all part of this wonderful home. Two separate lots are a part of this home package. Great basement area.



\$349,000      Harrington  
3322 South Tongass Highway

Single Family  
For Sale

Beautiful beachfront home with a fabulous view. This 3 bedroom, 2 bath home has many special features. Large family room with a wet bar, new living room with an earthstove and new carpet. The kitchen is well appointed featuring oak cabinets and a pantry. Excellent parking, storage and landscaping.



Check All Our Listings at : [www.remax-ketchikan-alaska.com](http://www.remax-ketchikan-alaska.com)





# RE/MAX

07/11/2003

## Ketchikan

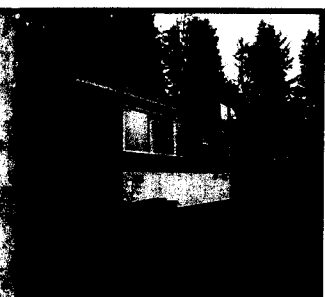
2506 First Ave  
907-225-6191  
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Toll Free: 888-825-6195



\$299,500 Monrean Trust  
500 Main Street

Single Family  
For Sale

Classic historic Ketchikan home. Built in 1902, this unique home has the potential for wonderful professional offices and/or a B&B. Easy side access to the home with good parking plus garages. Fabulous channel view overlooking downtown. A two bedroom apartment completes this property.



\$299,000 Hack  
303 South Point Higgins

Single Family  
For Sale

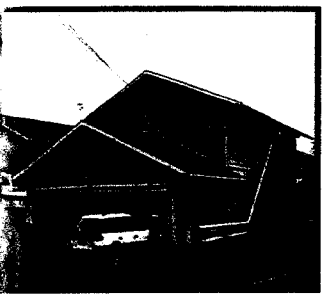
**\*\*Sale Pending\*\*** Country home located on a sandy South Point Higgins beach. Best water view of Guard Island. Excellent lot for future gardening, boat parking, room for expansion. Large living room. Master bedroom upstairs. Views throughout the home.



\$298,700 Wilkinson  
56 Clover View Road

Single Family  
For Sale

**New Lower Price** on one of the most beautiful and picturesque locations in town. Fantastic view from this 3 bedrooms, 2 bath residence. There is a 5-star energy rating on this well-built home located in Clover View Subdivision. Landscaping and deck with hot tub make it even more desirable.



\$292,000 Duckworth  
320 Alder Street

Single Family  
For Sale

Dramatic styling in this 6 bedroom, 3 bath home with 3,500 sq. ft. of living area. Vaulted wood ceilings in the living room an extra large kitchen. Study, fireplace and beautiful ocean view make this an exceptional family home. 2-car garage with additional storage space. Just steps away from Alder Park.



\$280,000 Lebo  
Port Protection

Single Family  
For Sale

Port Protection home with excellent lodge potential. Float is on cable, property is surrounded on three sides by water and is situated on 4.23 acres. Three bedroom, 1 bath home with indoor greenhouse, loft area. Also has a woodworking shop.



Check All Our Listings at : [www.remax-ketchikan-alaska.com](http://www.remax-ketchikan-alaska.com)





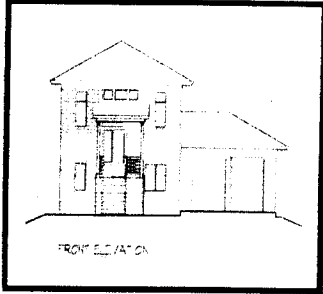


# RE/MAX

07/11/2003

## Ketchikan

2506 First Ave  
907-225-6191  
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Toll Free: 888-825-6195



\$269,000 Boardwalk Properties  
6060 Churchill Court

Single Family

Spacious Custom-Built Home with all the amenities located in the Churchill Court Subdivision off Roosevelt Drive. Enjoy the ocean view from this 5-star energy rated home. Efficient floorplan with 9 foot ceilings and custom touches throughout. 3 bedrooms, 2.5 baths, Jacuzzi tub, Hardiplank/Hardie Shingleside, Lifetime Warranty Hot Water System. 2 car garage. Unfinished basement for expansion.



\$258,000 Pihlman  
16501 N. Tongass Hwy.

Single Family  
Sale Pending

**\*\*Sale Pending\*\*** Gorgeous Lindal Cedar home featuring a slate entry, skylights and many custom features. Located on the waterfront at Waterfall. Enjoy the spectacular view from the large deck or walk the trail to the beach.



\$258,000 Milner  
507 Anderson Drive

Single Family  
For Sale

**\*\*Sale Pending\*\*** Large, comfortable, quality built home. 4 bedrooms, 3 baths. Room galore including a super size family room, great garage, shop space, double sized city lot. Fenced, flat, well established yard is perfect for the gardener!



\$239,000 Berg  
600 Main Street

Single Family

Historic Ketchikan Home with all the classic features to charm you and make you feel at home. 3 bedrooms, 2 bath home with large living area, fireplace with original tilework, remodeled kitchen and a water view. Off-street parking and a large, private deck make this home an incredible setting. Basement for storage and projects.



\$239,000 Slenkamp  
4971 N. Tongass Hwy.

Single Family  
For Sale

Convenient location family home. 3 bedroom 1.75 bath home with family room and den. 2520 square feet plus 2 car garage. Landscaped yard and decks. Great location on Kings Court above Shoreline Dr.

Check All Our Listings at : [www.remax-ketchikan-alaska.com](http://www.remax-ketchikan-alaska.com)





# RE/MAX

07/11/2003

## Ketchikan

2506 First Ave  
907-225-6191  
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Toll Free: 888-825-6195



\$219,000 Roskam  
405 North Point Higgins

Single Family  
For Sale

**\*\*Sale Pending\*\*** Country living at its best! Beautiful 4 bedroom, 1.5 bath home with wonderful living area, oak cabinets, wood floors, bay window, and covered porch. This house is in great condition with a new roof in 2002 and new siding 2000. Near Point Higgins School. Includes a landscaped yard and 12' x 24' ventilated greenhouse.



\$219,000 Greenup  
716 S. Point Higgins

Single Family

Wonderful family home. Three bedroom, two bath country home. Remodeled. Bonus garage or additional living space. Shop, storage + new 2 bedroom apartment downstairs.



\$205,000 Hudson  
14138 Riddle Road

Single Family  
For Sale

Mile 14 North Tongass area. Five bedroom home nestled in the woods. Remodeled. Spacious bright living room, new kitchen, 5 bedrms, great garage, and shop, plus tons of storage.



\$199,000 Wright  
1528 Water Street

Single Family  
For Sale

Outstanding view, beautiful 4 bedroom, 3 bath home. Large kitchen, new appliances, new Berber carpets. Parking is no problem - 3 carports and all this comes with a huge shop! This home has bed and breakfast potential.



\$199,000 Krause  
3813 Denali Avenue

Single Family  
For Sale

Denali duplex with great living space. Three bedrooms in each unit with a view from the upper unit. Large living room and family room. Excellent location for your family and rental income to help with the mortgage payment. This is the investment property you have been looking for. Call to review this property today.



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07/11/2003

## Ketchikan

2506 First Ave  
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\$198,000      Fifiel  
15140 North Tongass

Single Family  
For Sale

Large family home with a private country setting. Four bedroom, two bath plus office, playroom, and a third bath ready to finish. Single car garage with shop and lots of parking.



\$185,000      Sullivan  
941 Jackson Street

Single Family  
For Sale

**\*\*Sale Pending\*\*** Great Jackson Street home with lots of extras. This home has 3 bedrooms, 2 baths, computer room, fireplace, new decks, and single-car garage. Partially-finished basement, paved driveway, landscaping, decks, and a backyard add to the appeal. A wonderful family home in a good location.



\$185,000      McGillvray  
1412 Water Street

Single Family  
For Sale

Beautifully updated four bedroom, two bath home. This home not only offers one of the most commanding views of the narrows, but also an absolutely charming interior from wood floors, a dream kitchen designed by a professional, to a sunny dining room. Amenities include a backyard with a playhouse, established landscaping, and parking for three vehicles.



\$179,000      Medford  
928 Monroe Street

Single Family

A very charming home featuring a beautiful living room, large family room with attractive oil stove, sunny well-appointed kitchen, great master suite with bath and walk-in closet. Super floor plan give families some breathing space!



\$175,000      Wadley  
690 Lermo Drive

Single Family  
For Sale

**\*\*Sale Pending\*\*** Brand new listing in outstanding condition. Enjoy this private yet sunny 3 bedroom, 1.5 bath home located off Sunset Drive. Special features include a lovely sunroom with ceramic tile flooring, vaulted ceilings, warm cedar interior with a great floor plan. Excellent decking and setting.

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\$169,000 Fannie Mae (Heimrich)  
57 Cascade Lane

Single Family  
For Sale

Four bedroom on big one acre view lot!! This home was listed at over \$200K. Now priced lower, this house needs work. 2330 square feet, large kitchen



\$168,000 Oaksmith  
501 Pine St.

Single Family  
ads

Classic Cape Cod house on hillside above downtown. 3 bedrooms, 2 baths, Landscaped yard, fireplace, small efficiency apartment.



\$160,000 Lake  
158 Washington

Single Family

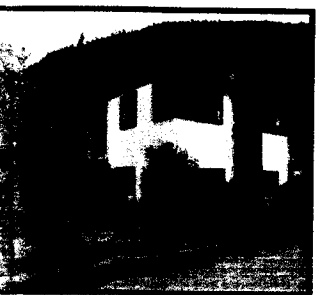
Zoned commercial. Big three bedroom house on 6614 square foot commercial lot. Corner of 1st and Washington. Basement and Parking!



\$158,000 Cook  
14134 Riddle Road

Single Family  
For Sale

**\*\*Price Reduced\*\*** Great starter home in excellent condition. Nestled in the woods with nice natural landscaping. Three bedrooms, one bath, oak kitchen cabinets, very nice layout in a warm environment.



\$155,000 Taylor  
2525 Fourth Ave.

Single Family  
For Sale

Great High School location! Check out this 3 bedroom, 1.5 bath single story home. Features a large livingroom with a channel view, spacious kitchen and full workshop area. Two car garage and parking for your boat.



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\$145,000 Deegan  
Port Protection

Single Family  
For Sale

Fishing Paradise. Remodeled 2 bedroom house fully furnished including 2 diesel generators, wood and oil heating systems. 21 foot boat, motor and Yamaha 4 wheeler. Step out of your front door on to 4x4, drive down to your 21 ft welded aluminum skiff and you are out fishing in less than five minutes!



\$139,000 Curtis  
82 Mountain Ash Heights

Single Family  
Sale Pending

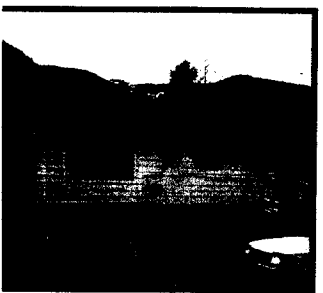
**\*\*Sale Pending\*\*** Lot of value for only \$139,000 in this three bedroom country home with heated 24x22 shop and garage. Bonus basement storage area. New metal roof. New exterior paint. Extra parking. Front and back yards.



\$139,000 Buchanan  
1236 Ketchikan Lakes Road

Single Family  
For Sale

Price Reduced! Great 3 bedroom, 1.75 bath family home with a light and cheery interior. Conveniently located near the park and schools. A comfortable home for your family. Cedar siding and a concrete perimeter are all part of this well-built home. Priced to sell-make an appointment to see this home today. New Lower Price.



\$129,900 Buendia  
3844 Hillside Road

Single Family  
For Sale

Cute 3 bedroom, 1 bath home with some great new updates in a terrific location. Has a good sized back yard, new decks and is close to schools!



\$129,000 Johnstone  
974 West Sesame

Single Family  
For Sale

Located in Bear Valley this 2 bedroom, 1.5 bath home is a great buy! This zero-lot line home has been well maintained, is very energy efficient, and offers the comfort and convenience of living near downtown. Backyard is ready for your landscaping ideas. Carport and additional storage are also a part of this home.

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## Ketchikan

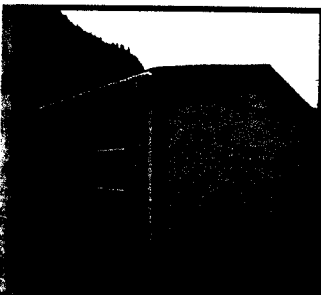
2506 First Ave  
907-225-6191  
Fax: 907-225-4383  
Toll Free: 888-825-6195



\$119,900 Homecomings (Adler)  
2504 Second Ave.

Single Family  
Sale Pending

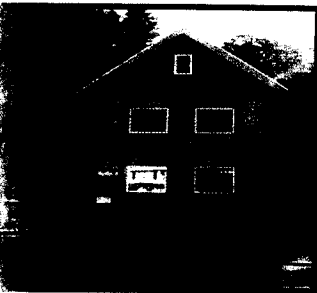
**\*\*Sale Pending\*\*** Great Starter home. Convenient 2nd Ave. location, commanding view and large front yard. 2 Bedroom, 1 bath with oil hot water heat. Newer roof, good foundation. Special price because it needs maintenance.



\$115,000 Lake  
915 Nordstrom

Single Family  
For Sale

Renovation in Progress: This 3 bedroom, 1 bath home has been renovated from new siding, interior doors, new paint. New carpet throughout. Handicap accessible. Perfect starter home.



\$108,500 Huestis  
1056 Woodland Avenue

Single Family  
For Sale

Price Reduced ! Brand new starter home. Light and open design with the warmth of wood floors. Large master bedroom plus 2 attic bedrooms. Located close to schools, ballparks and rec-center. For sale well below appraisal.



\$99,500 Anderson  
1059 Woodland

Single Family  
For Sale

All fixed up. 1059 Woodland Ave. 4 bedroom home with 2 baths. Lots of new upgrades including vinyl windows, new floor coverings throughout, new paint, bathroom remodel and more. Gas heat. Yard. Parking.



\$94,900 Fannie Mae (Mills)  
934 Brown Deer

Single Family

Foreclosure. Cash "as is" sale. Three bedroom Bear Valley with the woods for a backyard. Needs Lots of work including floor covering, porch repair, and paint.



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\$79,900 Fannie Mae (Barr)

225 Madison

Single Family

Sale Pending

**\*\*Sale Pending\*\***Needs Work. This 2 bedroom, 1 bath . A big master bedroom, a nice sunny view, a fenced backyard, and the perfect in town location. Needs paint, floorcoverings and general fix-up. Plenty of opportunity to customize this charming home to fit your needs.



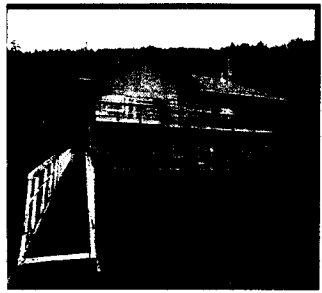
\$650,000 Schofield

11044 Victorson

Multi-family

For Sale

Quality North Tongass waterfront home. 3 bedrooms, 2 baths. Dramatic cathedral ceilings in the large family room. Country kitchen with hickory cabinets. Downstairs 2 bedroom apartment, 2 car garage. Paved road and driveway.



\$525,000 Pihlman

4743 N. Tongass

Multi-family

Large waterfront home with a new 148' dock and ramp out front! This 3,600 sq.ft. home has 4 bedrooms with an office on the recently remodeled upper level and a 2 bedroom apartment on the lower level. Zoned commercial with 309' of waterfront and 305' of highway frontage. New roof and decks complete this package! The perfect spot for your boats or airplane.



\$475,000 Petrich

280/282 Bunchberry Lane

Multi-Family

For Sale

South Point Higgins View Home. Custom-built 4 bedroom, 3 bath home with beautiful open kitchen, two large living rooms, nice sized bedrooms, and a two-bedroom guest house. Located off Bunchberry Lane. Enjoy this private country setting with an incredible view of Guard Island & Vallenar Point. Own this dream home today.



\$435,000 Hansen

4 Mile Port St.

Multi-family

For Sale

Alaskan waterfront home on Prince of Wales Island. 7 years old cedar 3 bedroom with one bedroom guesthouse. Beautiful acre and 1/2 lot with 140 front feet of gravel beach. Landscaped and only 4 miles to Craig.



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\$345,000      Ludwigsen  
3940 Alaska Ave

Multi-family  
For Sale

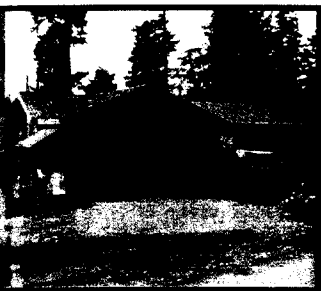
Fantastic investment property located in the popular Carlanna area. Beautifully constructed and maintained four-plex that is situated on a fully landscaped double city lot. House includes sauna, coin operated laundry room, large shop area and 2 green houses.



\$249,000      Erickson  
2619 Third Avenue

Multi-family  
For Sale

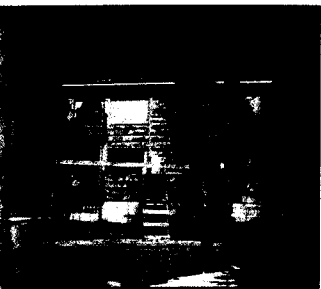
Great view from this charming Third Avenue Duplex. 3 bedroom, 2 bath main unit with family room, office, 2-car garage, and great storage. One bedroom apartment makes this property complete. Landscaped yard is ready to bloom this spring. Enjoy the view and the convenient location that this duplex has to offer.



\$210,000      Husted  
359 Forest Park Drive

Multi-family  
For Sale

Country setting. Pan abode log 3 bedroom 2 bath home with spacious 2 bedroom downstairs apartment. Garage. Wooded lot. Extra Parking.



\$185,000      Brock  
306 Cranberry Road

Multi-Family  
For Sale

Quiet location on Cranberry Road. Duplex with commanding view from upper unit. 2-2 bedroom, 1 bath units. Yard and lots of parking. Many recent improvements.



\$185,000      Cornejo  
1708/1710 Fairy Chasm

Multi-family  
For Sale

Great family location duplex. This three bedroom, one bath duplex with a view of Deer Mountain has a carport and is conveniently located near the Rec-Center, schools, and ballparks. A two bedroom apartment helps with the payments. Well maintained and ready for your family!



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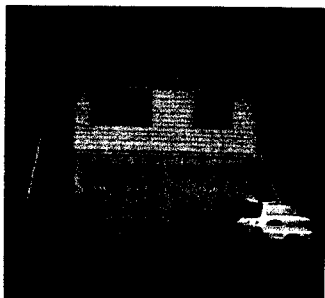


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\$179,000      Messina  
612/614 Lotus

Multi-family  
For Sale

Lotus Street Duplex has a three-bedroom, one bath upper unit and a two-bedroom, one bath lower unit. New Hardiplank siding and decks. Each unit has a single-car garage. Located near schools, Recreation Center, and the City Park.



\$169,000      Lake  
200 & 202 Washinaton Street

Multi-Family  
For Sale

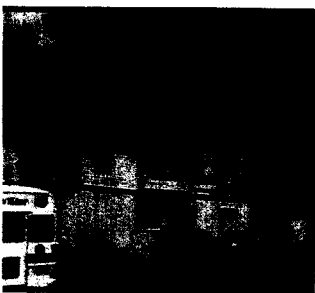
This great little duplex is in an excellent Washington and First Avenue location. Roof, windows, exterior work including paint has been done. Three bedroom house with super size one bedroom apartment. Garage and shop plus a 400 sq.ft. basement.



\$160,000      Zwick  
615 Hill Road

Multi-family  
For Sale

Fix up special. Carlanna area duplex. Three bedroom house with two bedroom apartment. Garage. Storage. Needs siding completed. Decks need some foundation work.



\$140,000      Lake  
2215 First Avenue

Multi-family  
For Sale

Zoned Commercial. Triplex. 2215 First Ave. One bedroom, Two bedroom, Two bedroom units. Great Rental location.



\$139,900      Horizon (Rolando)  
609 Pine St.

Multi-family  
ads

Terrific View of the Narrows! 1950's Charm has been updated and very well cared for. Plenty of space in this 1746 sq.ft. home. Three bedrooms, one bath, den, and a family room. There's a deck to enjoy the beautiful view and a rental unit to help with your house payments.

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# RE/MAX

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## Ketchikan

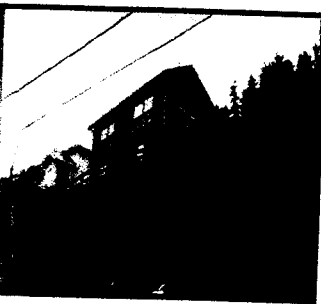
2506 First Ave  
907-225-6191  
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\$130,000 Zeidner  
3806 Fairview

Multi-family  
For Sale

A deal on a duplex! Sellers want to sell as-is. Four bedroom, 2 bath, good view. This property needs some repairs but is priced accordingly. Excellent investment opportunity or use as large family home.



\$110,000 Olsen  
744 Hopkins Alley

Multi-Family  
For Sale

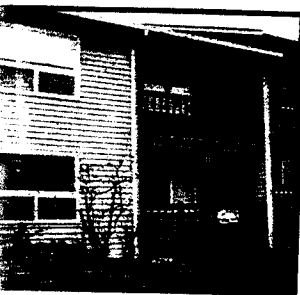
Money making triplex which consists of a 2 bedroom, 1 bedroom, and an efficiency unit. Convenient location. Has been remodeled, but there's still some work for you. Let the renters make your house payments!



\$87,500 Newman  
414 Shoreline Drive (Thorne Bay)

Multi-family  
For Sale

This home needs your finishing touches. Two bedroom upstairs. One bedroom apartment downstairs. Garage or shop. Oil heat and Toyo Stove. Priced to sell as is.



\$85,500 Yoon  
3220 Timberline Ct. # 105

Condominium  
For Sale

Best price on a Timberline Condo! 2 bedroom 1 bath convenient location.



\$52,500 Lyshol  
2415 Hemlock Avenue #907

Condominium  
For Sale

Well-maintained, two-bedroom Marine View Condominium. Remodeled kitchen with good vinyl and a mountain view. Located on the back of the complex so you don't get the noise from Tongass Avenue. Easy to show.



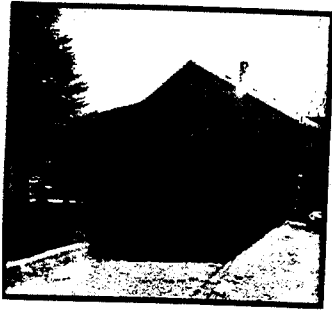


# RE/MAX

07/11/2003

## Ketchikan

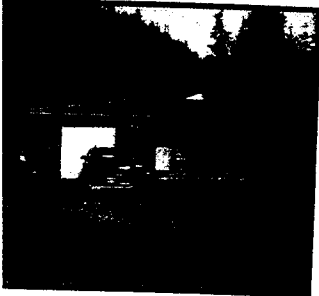
2506 First Ave  
907-225-6191  
Fax: 907-225-4383  
Toll Free: 888-825-6195



\$168,000 Brock  
2343 Second Avenue

Leased  
Leased

Classic 50's home in the popular Second Avenue neighborhood. Remodeled including new roof, siding, kitchen and more. Basement storage and a shop. Great westend location close to everything.



\$155,000 Weston  
870 Jackson Street

Leased  
Leased

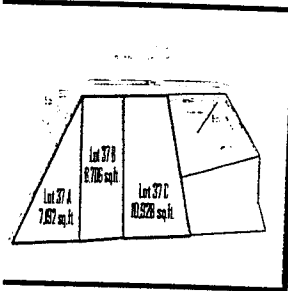
For convenience and comfort check out this 3 bedroom home on Jackson street. Close to the schools and ballfields. Remodeled kitchen and dining area. This is a fantastic family home in a great neighborhood. Low interest rates make the payments on this home very affordable.



\$49,000 Cessnun  
2415 Hemlock Street #808

Leased  
Leased

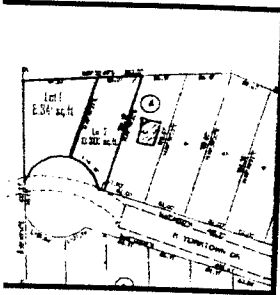
Remodeled 2-bedroom Marine View Condominium. Located on the backside of the complex with a view of the mountains. Priced to sell with possible owner financing and favorable rates! Make an offer. Owner is ready to deal!



\$16,000 Lybrand  
Ketchikan Lakes Road

Building Lot  
For Sale

Residential Building Lots just past Loutus St. on Ketchikan Lakes Road. Utilities available. some site work completed. Convenient Location and Excellent Price.



\$15,000 Lybrand  
N. Yorktown Drive

Building Lot  
For Sale

Valley Park neighborhood. Two high density building lots. Water, sewer, power are available. Solid Rock building site almost ready. Bargain Price.

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# HOMES & MULTI-FAMILY — IN THE CITY



## **930 Carlanna Lake Road, #A-11 Skyline Condos — \$106,950**

Very sharp and clean two bedroom condo located in the desirable Skyline complex. Two bedroom, one bath unit includes newer carpet (2001), Monitor oil stove heat, new interior paint (2001), carport and storage locker, deck with new railing and gate (2002) and a full compliment of appliances. Ground floor access to large yard area — pets welcome. This is an attractive and well cared for unit. *(Bolling)*



## **930 Carlanna Lake Road, #A-32 Skyline Condos — \$110,000**

Top floor two bedroom unit in the highly desirable Skyline complex. This unit has been kept in quality condition by the sellers and the condo features newer appliances, carpet and paint. Reserved covered parking with secure storage locker. Very convenient location. *(Philbrook)*



## **1067B Woodland Ave. — \$115,000 — New Lower Price**

Affordable city duplex with a two car garage and nice view of Deer Mountain. The sellers are installing brand new windows and have new porches and walkways installed! This little duplex is near schools and downtown for your convenience. *(Mather)*



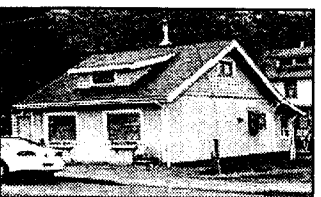
## **1148 Woodland Ave. — \$129,500**

This two story house near downtown is a perfect starter home or rental for investors. The home enjoys a one-car garage, oil heat and a location near schools, parks and shopping. This property is affordably priced and one of our best values. *(Gucker)*



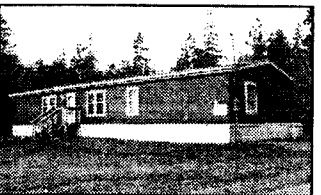
## **1067C Woodland Ave. — \$129,500 — New Lower Price**

Affordable triplex, with off-street parking and all units rented. Located near downtown, schools and parks. The rental income has paid this property off in full for the current owners! *(Carey/Jackson)*



## **1180 Park Ave. — \$129,900**

Family home located right next to City Park and across the street from the Little League field. This home has two bedrooms plus office/computer area & large utility room. Recent oak kitchen remodel! *(Garton)*



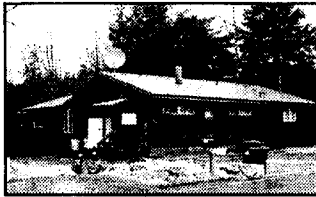
## **1420 Ketchikan Lakes Road — \$132,000**

Nicely sized four bedroom and two bath home at over 1,700 sq. ft. Huge modern kitchen with pantry, large master bedroom with spacious master bath and soaking tub. Additional "Alaska-Pack" upgrade insulation package installed. Enjoy the bonus of a triple sized lot for boat parking or potential shop area. This home offers a lot of bang for your buck! **Was \$139,000! Now \$132,000!** *(Gardner)*



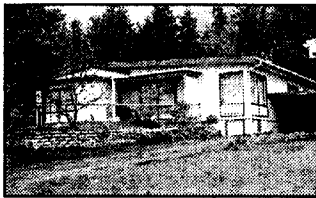
Updated 7/8/03  
2503 Tongass Avenue, Ketchikan, AK 99901  
(907) 225-2545  
e-mail: [info@gatewaycityrealty.com](mailto:info@gatewaycityrealty.com)  
Visit us on-line at [www.gatewaycityrealty.com](http://www.gatewaycityrealty.com)





### **425 Canyon Road — \$139,500**

Family home located in a great neighborhood. Three bedrooms, one bath with newer metal roof, vinyl windows, large deck and walk-in pantry. Plenty of parking and two nice side yards for your gardening on a nearly double-size city lot. (Peek)



### **846 Jackson Street — \$147,000**

This is a common sense location if your family's needs include close proximity to everything. This three bedroom home enjoys a fenced yard, new boiler system, and an extra family room. Never worry about driving the kids to soccer practice, swimming or school - you're there!

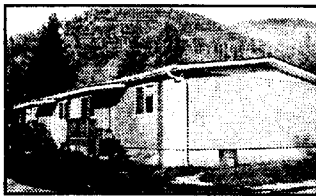
This is a well established neighborhood that has raised generations of Ketchikanites.

**Was \$159,950! Now \$147,000! (Zhuta)**



### **3734 Alaska Avenue — \$149,500 — Sale Pending**

Freshly remodeled three bedroom home on oversized lot in convenient Alaska Avenue neighborhood. Everything is new, from the roof to the siding, windows, and sheet rock. Beautiful yard too! (Burns)



### **219/221 Garden Lane — \$149,500**

Great Duplex in family neighborhood. Two bedrooms each side with shared oil heat, washer/dryer and utility room. Flat parking, covered porch, new roof, recent siding and recent carpet. Solid investment property with a good rental record. (Boyer)



### **1455 Millar Street — \$152,500**

Why rent when you can buy? This great city triplex features outstanding downtown waterfront views. Two 2 bedrooms and a large loft apartment. Many recent upgrades and it's priced so low you can probably live for free with the other two units rented!! (Jackson)



### **1129 Jackson Street — \$154,000**

Super convenient upper Jackson Street area zero-lot-line in immaculate condition. This home features two bedrooms, two and a half baths, brand new deck, one car garage, new windows, furnace, nice view, etc. Absolutely top condition! (Walker)



### **846/848 Brown Deer Road — \$154,000 — New Lower Price**

This duplex property offers a three bedroom, one bath upstairs and a two bedroom, one bath lower unit. Extra storage area with its own access or workshop included downstairs. Upper unit has hot-water baseboard heat, decks and small front yard. Large parking area around back with detached shed. Lots of bang for your buck! (Davila)



### **1433 Millar Street — \$155,000 — Seller Motivated!**

Wonderful upper Millar Street view home. Three bedrooms, one bath over two stories. Big livingroom windows open to an excellent water view. Many recent upgrades. Large basement areas for storage or work space. Oil heat. Cute, clean and priced reasonably. (Lawrence)



Updated 7/8/03  
2503 Tongass Avenue, Ketchikan, AK 99901

(907) 225-2545

e-mail: [info@gatewaycityrealty.com](mailto:info@gatewaycityrealty.com)

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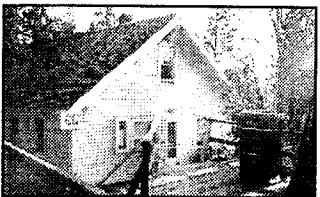
### **617 Garden Street — \$159,000**

Rare downtown tri-plex offers the best in convenience plus excellent water views. Many recent upgrades make this a rental to invest in, or move in and live for free. Check the price! (Eusted)



### **611 Nickey Way A/B/C — \$164,500**

Cute triplex on Nickey Way. Three two bedroom units, each with one bath. Some off-street parking available. This property cash flows well and can keep you flush every month as an owner/occupant. Some recent remodeling has allowed for dishwasher and washer/dryer hookups. Extra basement storage area adds a place for your storage needs. (Anderson)



### **1775 Second Avenue — \$165,000**

Enjoy an excellent water view from this Second Avenue family home. Four bedrooms, one bath, tremendous water view and big basement too! Super home in an extremely convenient location. Value Priced. (Tillotson)



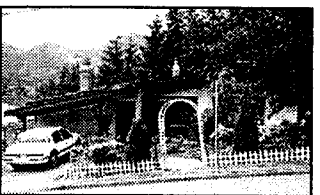
### **644 Grant Street — \$169,500**

If your family needs "BIG" this is your next home. This house can be configured to be a seven bedroom - three bathroom home, or a duplex as it is now! Master suite includes skylights, hot tub and loads of closet space. House features new boiler, off street parking and garage. Big decks and above downtown for convenience. **Was \$174,500! Now \$169,500!** (Jackson)



### **939 Park Avenue — \$174,500 — New Lower Price**

Park Avenue family home features 1,000 sq. ft. heated garage/shop and HUGE front yard. Four bedrooms, one and three quarter baths, nearly 10,000 square foot lot. Great home. This house is much larger than it looks from the street! (Aldrich)



### **885 Jackson Street — \$175,000**

Solid and appealing three bedroom home in the popular Jackson Street neighborhood. This property has been well kept and remodeled by the current owners. Some upgrades include: newer oil furnace, upgraded Anderson windows, kitchen appliances and attractive landscaping. This is a wonderful family location. (Kline)



### **1138B Woodland Ave — \$175,000**

Money making triplex with good rental history. Seller has spent time & money to keep this place looking good. All units rented plus garage for owner's use. (Carey/Jackson)



### **626 Main Street — \$179,000**

This three bedroom, two bath home is located in one of the best neighborhoods in town. This property offers a full basement area for storage or workshop space, partially wooded lot with small yard, off-street parking and garage, newer roof and many upgraded windows. Some upgrades are needed but this house offers solid "old town" charm just two blocks from downtown. (Gucker)



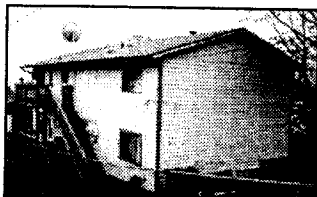
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### **210/212 Heneghan St — \$186,000**

In-city view duplex located at the end of a quiet street just up and behind the Family Village Shopping Center. Three bedroom upstairs and a two bedroom lower unit. Both enjoy treated wood decks and a great view of Tongass Narrows. Extra storage room located in the foundation area. This is a good buy! (Gifford)



### **2021 First Avenue/128 Tuttle Way — \$187,500 — Lower Price!**

Solid duplex located in a highly convenient location on First Avenue. Upper unit is three bedrooms with separate dining area, large deck with a good Narrows view. Lower apartment is a large two bedroom unit with storage, laundry area and oversized kitchen. Bonus "Mother-in-law" area below main house is great for visiting family or your teenager who wants their "own space". (Sharman)



### **3718 Hillside Road — \$189,000**

This is one of the most delightful and charming homes on the market. Styled in a "country" fashion, this ranch-style home offers over 1,800 square feet of comfortable living. Some features include: Solid oak floors, country kitchen with eating bar and pantry, large utility room, claw-footed bathtub, custom antique bath vanities and solarium room. A new white picket fence surrounds the front yard. This is one of our best listings! (Porras)



### **3711/3713 Baranof Avenue — \$198,500 — Sale Pending**

Huge Baranof Avenue duplex gives you a big three bedroom home plus maximum income from three bedroom apartment downstairs. Large owner's unit has second bath. Lots of clean and dry basement storage and a big back deck. Nice yard area too. \$198,500 (Powers)



### **1904/1906/1908 Second Avenue — \$212,000**

Duplex with separate full office or guest suite. Build in 1992, this property features good water view, off-street parking, separate washer/dryer hookups & utilities. A great home or bed & breakfast for your family. (Jones)



### **520 Washington Street — \$279,000**

Leased through October, 2003. Large view home near the high school on the corner of 5th Ave. and Washington St. Four bedrooms, 2 3/4 baths on two floors. Formal living room, family/rec area, with separate office or den. Bonus kitchen off of downstairs family room. Huge 11,000 sq. ft. lot with 1.5 car garage. Spa room off of master suite. Custom tile in all baths. This is a great big family home with a wonderful water view. (Salazar)



### **831/833 Summit Terrace — \$375,000**

Extra large and super clean side-by-side duplex in one of Ketchikan's best neighborhoods. Four bedrooms and two and one-half bath per side. Each living unit comprises 1,920 sq. ft. with a one car garage. Newly built in late 1998, very low maintenance. Features include vinyl windows and siding, treated decks and a hot water boiler. Super sized lot of over 20,000 square feet! Covered front decks add charm and function. A great view of Deer Mountain completes this great package. (Zhuta)



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### **500 Front Street — Blueberry Hill B&B — \$399,000**

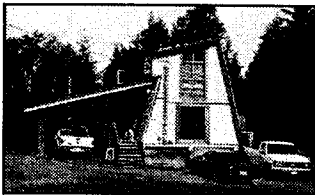
Remodeled and refurbished to a high level of elegance and comfort, the Blueberry Hill Bed and Breakfast is both a first rate home base for travelers as well as an outstanding home for an owner. Perched on top of Ketchikan's "Nob Hill" this property has a long history as a large family home and more recently, a history as the preferred Bed and Breakfast serving downtown Ketchikan. Five large bedrooms, each with a private bath, full basement and single car garage, hardwood floors, oil heat, separate dining and living areas, and a spacious family room. Recent roof replacement, exterior paint and numerous other upgrades. This property could serve your family as a single family home or as a home with the benefits of quiet comfort and income. (Zahler)



### **4196 Vallenar Lane — \$425,000**

Quality Cambria living in one of Ketchikan's most well-crafted homes. Enjoy over 3,400 sq. ft. of luxurious living just minutes away from shopping, schools, and health-care facilities. This home features four bedrooms (plus office), two and a half baths, custom built fireplace, and tiled halls, baths, and kitchen. Plus it has a beautifully manicured lawn, and an oversized two car garage. This home was built with quality, convenience, and comfort in mind. (Waite)

## **HOMES & MULTI-FAMILY — NORTH TONGASS**



### **11757 North Tongass Highway — \$69,000 — Sale Pending**

Affordable two bedroom A-frame with new carpet. Oil-heated with plenty of windows for natural light. This home is priced to sell... seller has bought another home and is moving! (Foy)



### **35 Kelly Drive — \$87,500 — New Lower Price**

In house financing available on this affordable family home. Two bedroom oil heated home has plenty of improvements and is sitting on a lot that allows parking in the front and back of the house. This home is private yet close enough to town for convenience. (TFCU)



### **5260 Shoreline Drive — \$124,000**

Cape Cod style home located on Shoreline Drive. This three bedroom home has a separate dining area, utility room, treated wood decks and a partial water view. Affordably priced and situated in a desirable neighborhood just minutes from town. (HomeSteps Asset Services)



### **81 Phillips Lane — \$139,000**

Large country home just off of Mattle Road. Big four bedroom, two and one half baths. Repairs are needed, so bring ideas and ambition to muscle some of your own equity into this property. Water view of Clover Pass from the living room. Extra parking available in site for boat or RV. Located minutes from North Point Higgins School and Knudson Cove Marina. **Was \$158,000! Now \$139,000!** (Reinhart)



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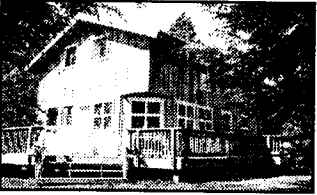
### **1374 Pond Reef Road — \$149,000 — New Lower Price**

Country home on a large flat lot. This Pond Reef house has two bedrooms and one bath. Home features a large office/pantry, brand new roof, covered shop and garage. The sellers have done plenty to make this a great home for you! (*Johnston*)



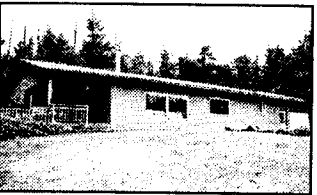
### **11222 Beachwood Road — \$169,000 — New Lower Price**

Clean and solid North Tongass home. This home features four bedrooms, two baths, oil heat, garage and duplex potential. Lots of area outside for parking and yard space. This is an excellent value and is competitively priced. Minutes from North Point Higgins School and Knudson Cove Marina. (*Cleman*)



### **537 Strawberry Road — \$172,000 — New Lower Price**

Super private north-end cedar home features extra-large lot with big detached shop and wrap-around deck. This three bedroom, two bath home is cozy as can be and tucked away from it all. **Was \$182,000! Now \$172,000!** (*Eusted*)



### **7868 Williams Road — \$179,500**

This well maintained ranch-style three bedroom, two bath home with garage offers recent siding and windows replacement, circular driveway and covered porch. Flat lot gives ample yard of lawn area for kids to play. Away from North Tongass Highway, this location gives you a residence away from busy streets but just a few short minutes from town. Interior is bright and open. Very clean and priced well. (*Martin*)



### **1141/1117 South Point Higgins — \$379,000 — New Lower Price**

Beachfront home plus three bay garage/shop with apartment. Great home on an acre of manicured property overlooking the most stunning view of Guard Island imaginable. Large heated greenhouse and plenty of parking too. This is a special home with an apartment for income or guests. (*Strassman*)



### **14951 North Tongass Highway — \$625,000**

Two beachfront homes located on an oversized lot. This property is set up as a waterfront inn and is in like-new condition. The main house has two full kitchens with four bedrooms and can be split to become 2 two bedroom units with the stairway door closed for privacy and security. The guest cottage is nearly 850 sq. ft., heated by a gas fireplace, with full kitchen which includes dishwasher, self-cleaning stove & more; bathroom features double sink vanity & stacked washer/dryer, & one bedroom loft. (*Wanberg*)



### **519 Christopher Road — \$750,000**

Very large commercially zoned waterfront parcel located in Knudson Cove. Over 2.85 acres of premium beachfront property. This parcel is ready for your business or subdivision plans. Or use it as a private get-away with the beachfront cabin/house included. (*Shrum*)



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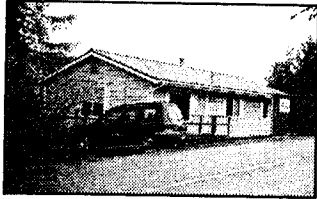
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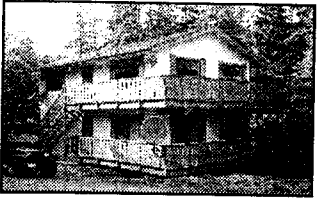
# HOMES & MULTI-FAMILY — SOUTH TONGASS

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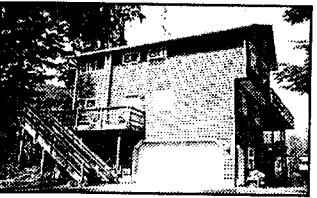
## **2631 Eagle Avenue — \$139,500**

This home is clean. New roof, siding, windows, carpet, deck, picture perfect condition and priced to sell right now! Owner is picky and the condition of this home proves it. Meticulously maintained home. Owner willing to pay up to \$2500 of buyer's closing costs! (Walrod)



## **6069 A & B South Tongass Highway — \$149,000**

House plus income! Two bedrooms and one bathroom in each unit. This duplex is located six miles south of town, on the end of a private road. Both units are currently rented. Includes kitchen appliances and is oil hot water baseboard heated. Has good parking and a good rental history. (Kuykendall)



## **6398 A/B Rebel Road — \$278,000 — New Lower Price**

Beautiful and well built home on a very private wooded lot. Endless possibilities abound with the property. Currently a three bedroom upstairs and a two bedroom apartment downstairs. Or, easily convert it to a huge four bedroom, three bath with a one bedroom apartment. Very clean with large rooms, modern kitchens, ample closets and extra storage. (Sinclair)



## **3315/3333 South Tongass Highway — \$279,500**

Landmark home with separate rental and shop buildings. Expansive lot of nearly one acre includes large front and back yards. Just around the corner from Rotary Beach Park. Very sunny parcel--great for kids. House needs work but this property offers great space, income and a smart location for a family. Just around the corner from the location of Ketchikan's new (under construction) elementary school. (Moran)



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